

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 4, 2023 (Agenda)

LAFCO 22-08: APN 129-280-001 Tract Map 14,824 Reorganization involving annexations to County Service area No. 5 (park and open space maintenance) and North County Lighting District (street lighting services).

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION Tract Map 14,824 is located at southwest corner of Highway 101 and Clark Avenue intersection, approximately 5.83 acres consisting of new neighborhood commercial center approved with a tract map and development plan by the County in November 2019. (**Attachment A.**)

PURPOSE: To provide street lighting and open space maintenance for an approved neighborhood commercial center consisting of 4 parcels, to develop the site with a new 42,921 sq. ft. retail commercial center including a new grocery store, gas station, drive-through restaurant and retail commercial building space.

GENERAL ANALYSIS:

As a condition of County approval, TM 14,824 development must be annexed to the North County Lighting District and County Service Area No. 5. The first district funds streetlighting services and the second maintains open space and parklands in the Orcutt area.

Description of Project

1. Land Use and Zoning - Present and Future:

The property is undeveloped. The County General Plan designates the site as Commercial. Current zoning allows neighborhood commercial uses. The proposed uses conform with this designation.

The site is within the Districts' spheres of influence.

Surrounding land uses include the general commercial (C-2) to the east, west and north, to the south, is an existing Mobile Home Park. (**Attachment B.**)

2. Sphere of Influence:

The tract map proposed for annexation is within the sphere of influence of both the County Service Area No. 5 and North County Lighting District.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. Bordering along E. Clark Avenue, the terrain slopes slight towards the east.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area. The approval of 4 commercial lots would not increase the population.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing districts provide street lighting, parks and open space maintenance for portions of the Orcutt area. A "Plan for Providing Services within the Affected Territory" includes the County requirement to create a zone of benefit and imposing benefit assessments to pay for street lighting services within the annexation area. Property tax distributions will fund park related services.

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is presently within Tax Rate Area 080006. The assessed value of the parcel is \$1,960,000 for land and \$0 for improvements. (Tax roll 2022-2023.) The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

9. Environmental Impact of the Proposal:

The County of Santa Barbara, as the lead agency, prepared and certified an Addendum to Environmental Impact Report for the project. This report is made available in the Clerk's Administrative read file and posted online.

10. Landowner and Annexing Agency Consent:

The County consents to the annexation provided a resolution to establish a zone of benefit assessment is created. **(Attachment E.)** The landowners have consented to the annexation. **(Attachment B.)**

11. Boundaries, Lines of Assessment and Registered Voters:

The property is contiguous to the Districts. There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor will approve a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on October 28, 2022. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on November 23, 2022. Public Works Department on behalf of CSA 5 and North County Lighting District have requested terms and conditions be added requiring creation of a zone of benefit and establish a benefit assessment subject to the vote of the affected property owners.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, District and affected agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

Annexation of TM 14,824 Reorganization property owned by Taylor Judkins to the County Service Area No. 5 and North County Lighting District represents a reasonable and logical expansion of the Districts and will allow the landowner to meet project conditions.

The site is located in an area that allows the Districts to best provide services in the future. The tract map was conditioned to annex into the districts for services. The Golden State Water

Company and Laguna County Sanitation District serves the areas to north, south, east and west of the parcel. Benefit assessments and tax distribution would fund the necessary services.

### ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider taking one of the following options:

**OPTION 1** – APPROVE the annexation as submitted.

- A. Certify the Commission has reviewed and considered Addendum to 95-EIR-01 as prepared and certified by the County of Santa Barbara for the Orcutt Gateway Retail Commercial Center project., and direct Staff to file a Notice of Determination stating that the Commission has considered the EIR;
- B. Approve the proposal, to be known as Portion of Key Site 2, TM 14,824 Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 5;
- C. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the County Service Area No. 5 and North County Lighting District;
- D. Find the subject territory is uninhabited; all affected landowners have given written consent to the annexations and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** – Adopt this report and DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

### RECOMMENDED ACTION:

Approve **OPTION 1**.



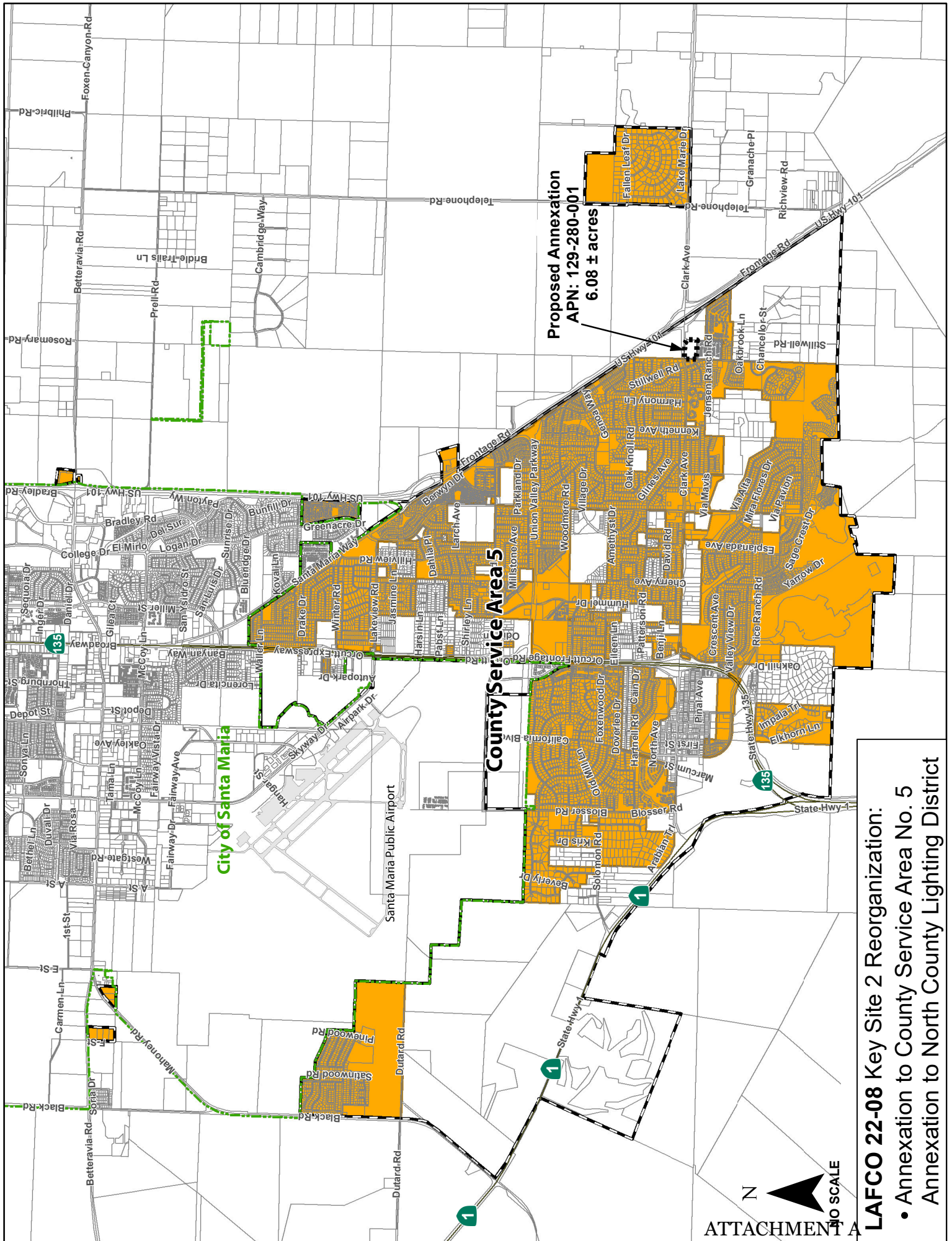
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Mike Prater  
Executive Officer

LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed Reorganization
Attachment B	Petition and application
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Filing Receipt for Addendum Orcutt Gateway Retail Commercial Center project (FEIR by reference)
Attachment E	Plan for Services
Attachment F	Consent to Waive Conducting Authority Proceedings
Attachment G	LAFCO Resolution Approving the Reorganization



**Proposed Annexation**  
**APN: 129-280-001**  
**6.08 ± acres**

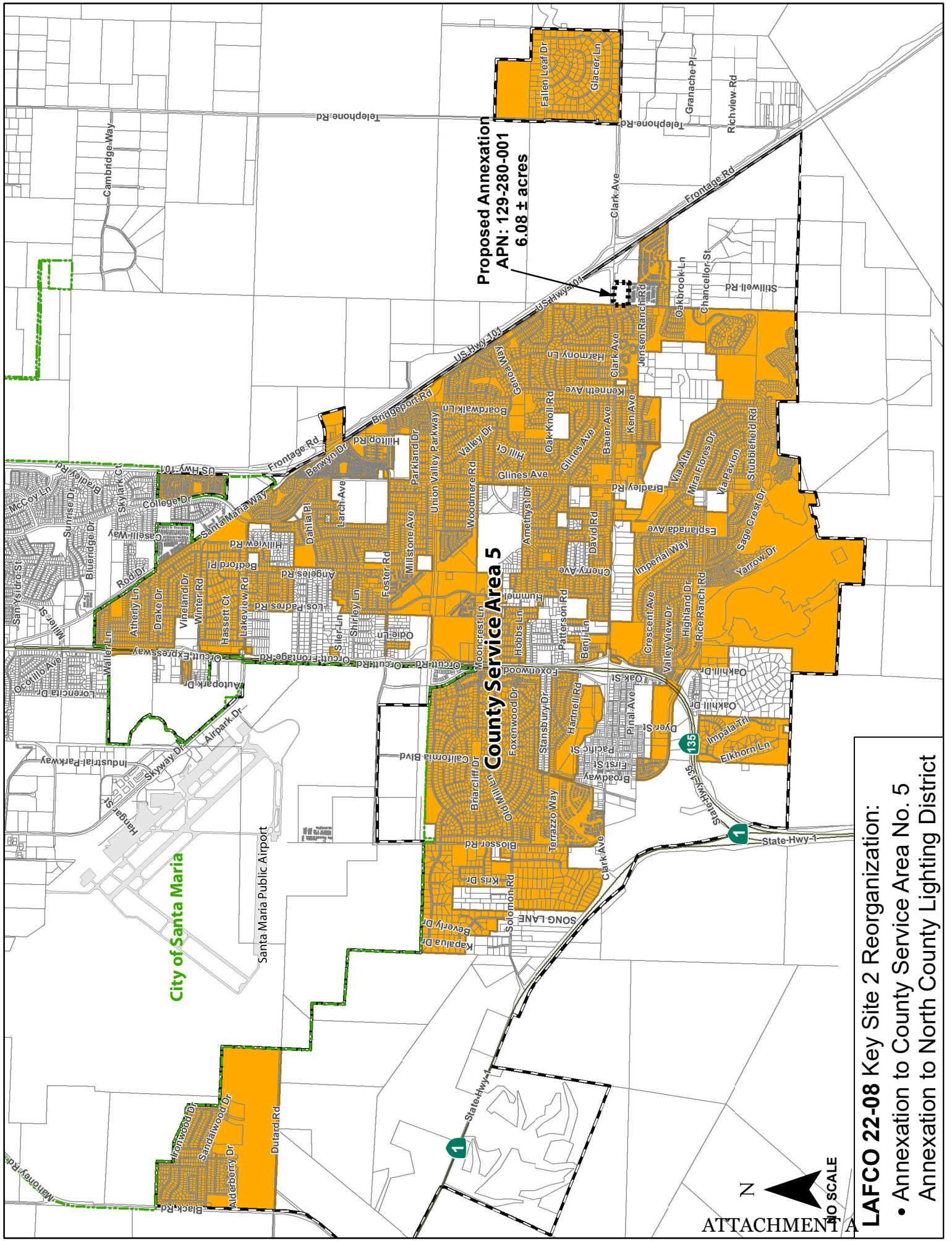
**County Service Area 5**

**City of Santa Maria**

**LAFCO 22-08 Key Site 2 Reorganization:**

- Annexation to County Service Area No. 5
- Annexation to North County Lighting District

N  
 NO SCALE  
 ATTACHMENT A



**Proposed Annexation  
APN: 129-280-001  
6.08 ± acres**

**County Service Area 5**

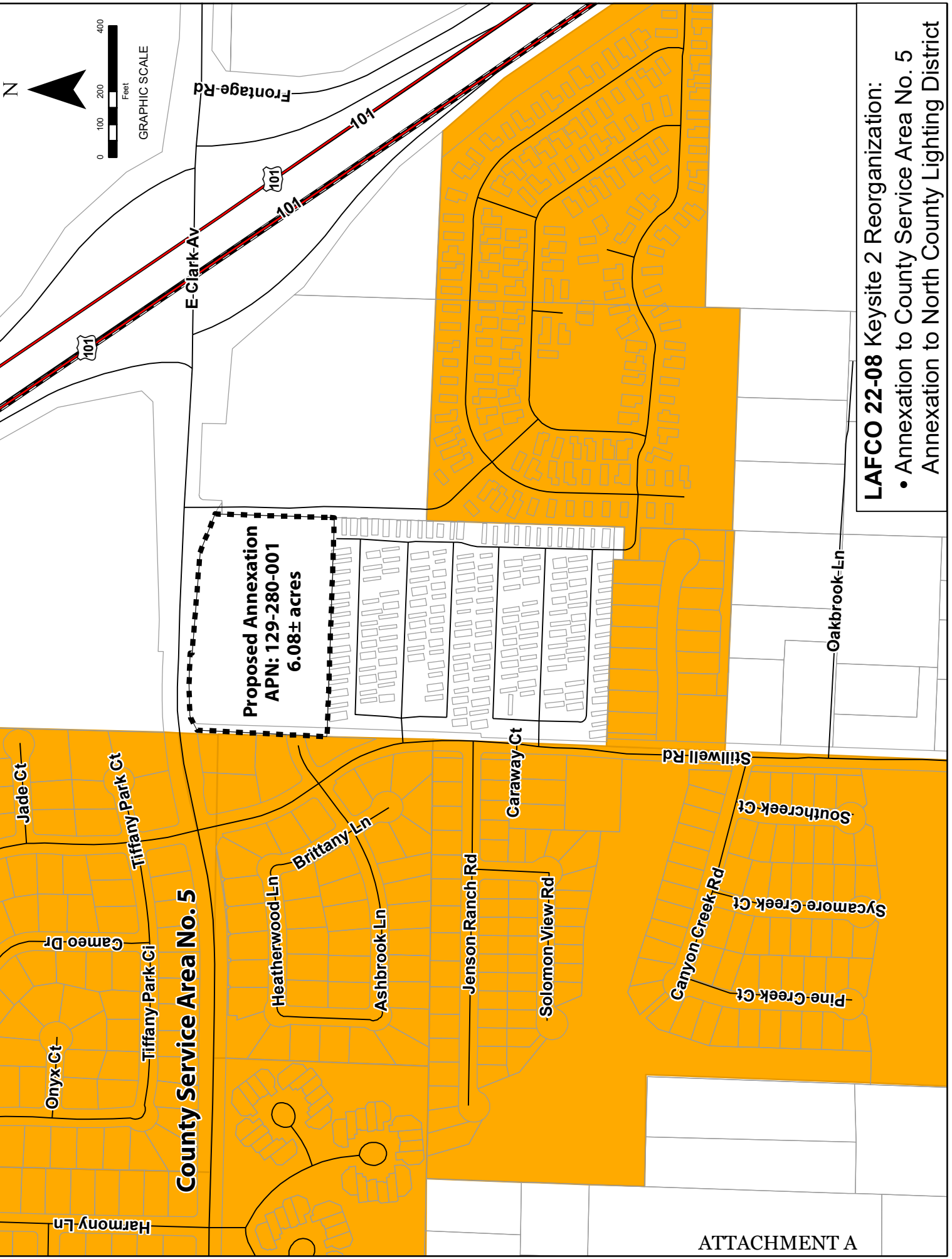
**City of Santa Maria**

Santa Maria Public Airport



**LAFCO 22-08 Key Site 2 Reorganization:**

- Annexation to County Service Area No. 5
- Annexation to North County Lighting District



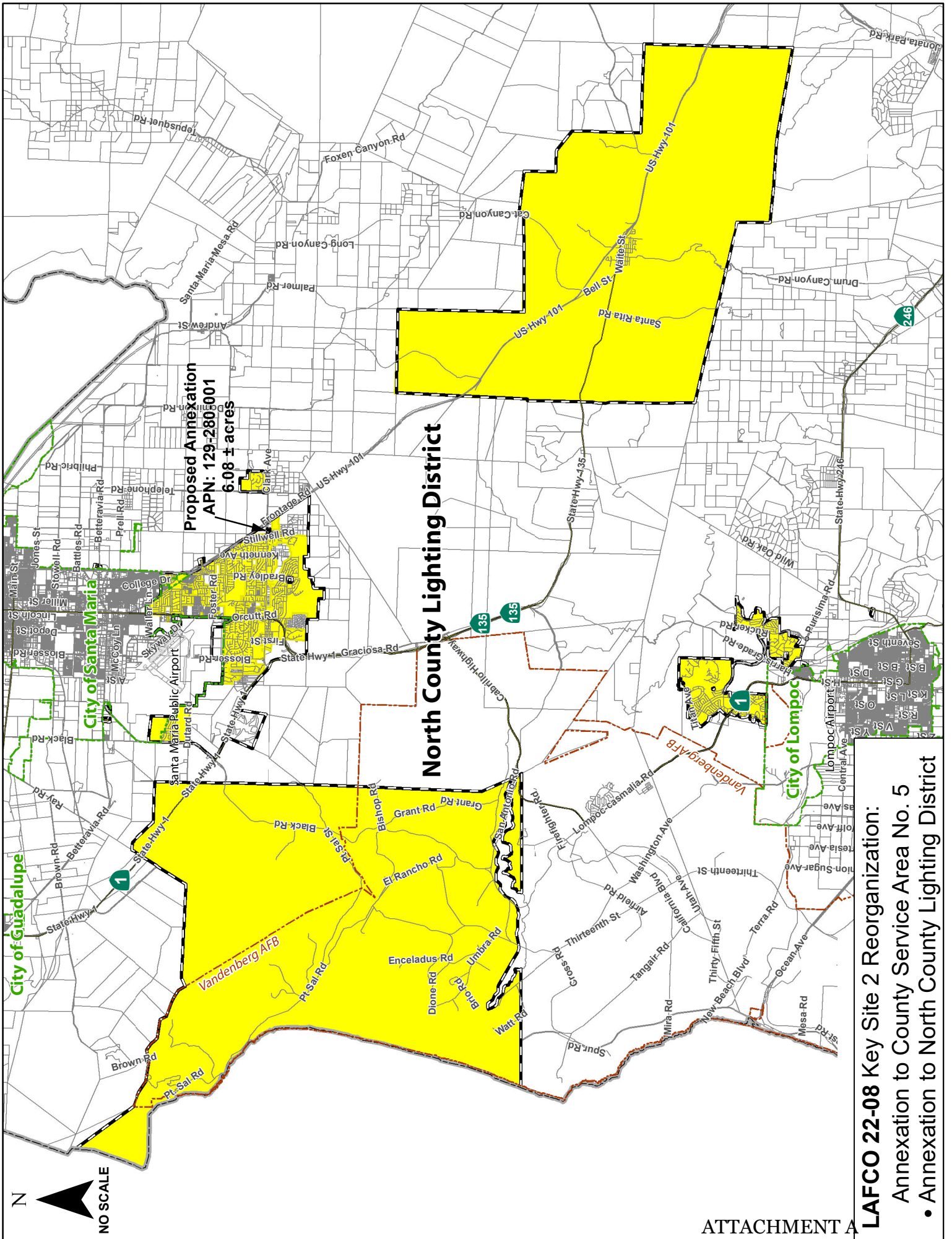
**Proposed Annexation**  
**APN: 129-280-001**  
**6.08± acres**

**County Service Area No. 5**

**LAFCO 22-08 Keysite 2 Reorganization:**

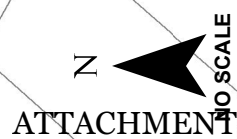
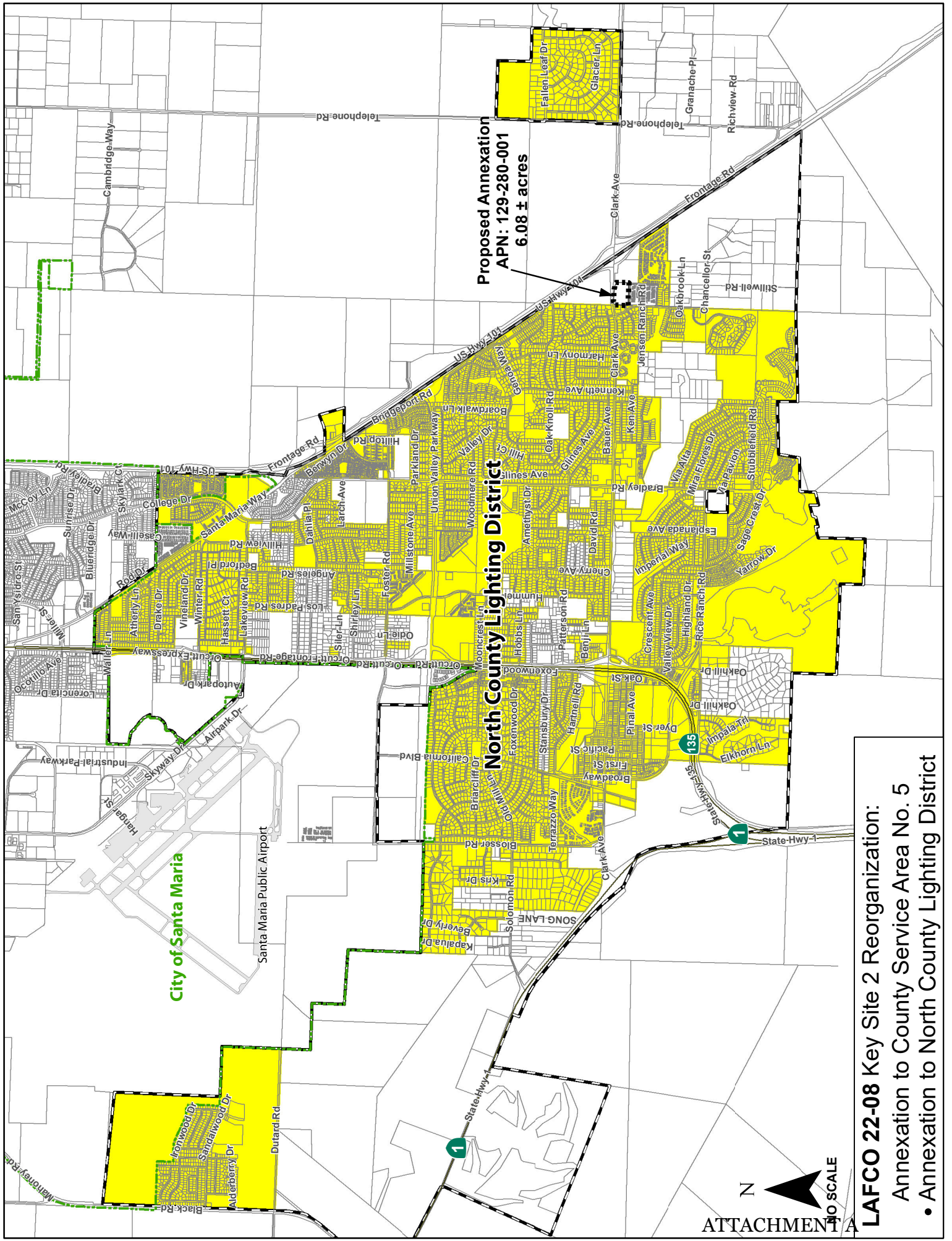
- Annexation to County Service Area No. 5
- Annexation to North County Lighting District





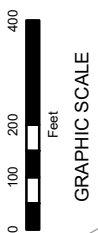
**North County Lighting District**

**LAFCO 22-08 Key Site 2 Reorganization:**  
 Annexation to County Service Area No. 5  
 • Annexation to North County Lighting District



**ATTACHMENT A**

**LAFCO 22-08 Key Site 2 Reorganization:**  
 Annexation to County Service Area No. 5  
 • Annexation to North County Lighting District



**Proposed Annexation**  
**APN: 129-280-001**  
**6.08± acres**

**North County Lighting District**

**LAFCO 22-08 Keysite 2 Reorganization:**

- Annexation to County Service Area No. 5
- Annexation to North County Lighting District

October 3, 2022

Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara, CA 93101

Subject: Key Site 2 – APN: 129-280-001

RECEIVED  
2022 OCT -3 AM 11:19  
COUNTY OF SANTA BARBARA  
CLERK OF THE BOARD OF SUPERVISORS

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Santa Barbara County Board of Supervisors on November 19, 2019.
2. Completed LAFCO Proposal Questionnaire
3. Map and legal description of the proposed district
4. Assessor Parcel Map showing proposal area outlined in red ink.
5. Certified EIR or Negative Declaration and Notice of Determination or a Notice of Exemption
6. Processing fee payable to "Santa Barbara LAFCO" for \$5,000.00 for annexation fee plus \$1,000.00 for Environmental Fee for a total of \$6,000.00
7. Fee payable to the County of Santa Barbara Surveyor for \$1,000.00

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,



Robert D. Kunkleman

# LAFCO

## Santa Barbara Local Agency Formation Commission

105 East Anapamu Street ♦ Santa Barbara CA 93101

(805)568-3391 ♦ FAX (805)568-2249

www.sblafco.org ♦ lafco@sblafco.org

### FILING REQUIREMENTS FOR SUBMITTING BOUNDARY CHANGE APPLICATIONS

An application submitted to the Santa Barbara Local Agency Formation Commission should contain the following components: Please submit both digital and hard copy submittal to lafco@sblafco.org and LAFCO Office.

1.  **Cover letter listing the materials being submitted (1 copy)**
2.  **Either a Resolution of Application or a signed Petition (1 copy)**
3.  **Completed Proposal Questionnaire (1 copy)**
4.  **Assessor Parcel Map with application area outlined in color (1 copy)**
5.  **Maps and legal descriptions (1 copy)**
6.  **Certified EIR or Negative Declaration (5 Hard Copies and 1 digital) or Notice of Determination or Notice of Exemption (1 copy) or Environmental Questionnaire if LAFCO is to be the lead agency (1 copy)**
7.  **(EIRs Only) Verification that Fish and Game Dept. Fees have been paid (1 copy)**
8.  **List of current and any known future landowners or lessees (1 copy) (for any boundary change related to land use development projects)**
9.  **LAFCO Processing fee (in accordance with current LAFCO fee schedule)**
10.  **Signed Cost Accounting Agreement**
11.  **\$1,100 map check deposit (\$1,100 payable to County of Santa Barbara)**
12.  **State Board of Equalization Filing Fee (Paid After LAFCO Approval)**
13.  **Pertinent reports, studies and other information that will assist the LAFCO staff and Commission in understanding the application. (1 copy)**

Proposal filing checklist amended (1/20/22)

This PDF form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

ATTACHMENT B

**TO:**  
Local Agency Formation Commission  
County of Santa Barbara  
105 East Anapamu Street, Rm 407  
Santa Barbara, CA 93101

**To be filled in by LAFCO**

File No: \_\_\_\_\_  
Date Presented: \_\_\_\_\_  
Officially Filed: \_\_\_\_\_  
Designated as: \_\_\_\_\_  
\_\_\_\_\_  
LAFCO Action: \_\_\_\_\_  
Date: \_\_\_\_\_

**PETITION FOR**

ANNEXATION FOR KEY SITE 2 (APN 129-280-001)  
(Name of Proposal)

The undersigned by their signature hereon DO HEREBY REPRESENT REQUEST AND PETITION as follows:

1. The proposal is made pursuant to Part 3, Division 3, and Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).
2. The nature of the proposed change of organization (i.e., annexation, detachment, Reorganization, etc.) is/are:

ANNEXATION  
\_\_\_\_\_

3. The name or names of all districts and/or cities for which any such change or organization is proposed is as follows:

\_\_\_\_\_  
\_\_\_\_\_

4. The names of all other affected counties, cities and districts are:

\_\_\_\_\_

5. The territory(ies) proposed for ANNEXATION  
is/are: UNINHABITED

(uninhabited (less than 12 people) or inhabited (12 or more people))

6. This proposal is / is not within the sphere of influence of the affected city and/or district.  
(Circle one)

7. Complete description of the exterior boundaries of the territory proposed for annexation.  
**Please attach legal description to this petition.**

8. Do the boundaries of the districts or cities listed above overlap or conflict with the boundaries of the proposed annexation?      \_\_\_ Yes       No

If yes, justify the need for overlapping or conflicting boundaries:

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9. List any of the districts or cities, as above-listed, which possess authority to perform the same or similar function as requested herein.

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(Name of public agency or agencies)

10. Do the boundaries of the territory proposed split lines of assessment?  
      \_\_\_ Yes                       No

11. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?      \_\_\_ Yes       No

If yes, justify the necessity for the island corridor or strip:

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12. If the proposed boundary follows a street or highway, does it follow the center of the street or highway?      \_\_\_ Yes       No

13. It is desired that this proposal provide for and be made subject to the following terms and conditions:

A. 

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B. 

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14. The reasons for this proposal are:

A. REQUIRED BY THE COUNTY OF SANTA  
BARBARA

B. \_\_\_\_\_  
\_\_\_\_\_

15. The persons signing this petition have signed as \_\_\_\_\_ registered voters **OR**  owners of land.

16. If the formation of a new district is included in the proposal:

A. The principal act(s) under which said district(s) is/are proposed to be formed is/are: \_\_\_\_\_

B. The proposed name(s) of the new district(s) is/are: \_\_\_\_\_

C. The boundaries of the proposed new district(s) are as described in Exhibit(s) \_\_\_\_\_, \_\_\_\_\_, heretofore incorporated herein.

17. If an incorporation or formation of a district is in the proposal:

A. The proposed name of the new city/district is: \_\_\_\_\_

B. Provisions are requested for appointment of:

i. City/District Manager \_\_\_\_\_ Yes \_\_\_\_\_ No  
ii. City Clerk & City Treasurer \_\_\_\_\_ Yes \_\_\_\_\_ No  
(City only)

C. Number of members proposed for initial Board of Directors/City Council, pursuant to Chapter Three commencing with §61120. (Please check one, below.)  
\_\_\_\_\_ 3 (Three) \_\_\_\_\_ 5 (Five)

18. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district(s) is/are: \_\_\_\_\_


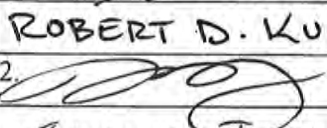
19. How will the new district be financed?

\_\_\_\_\_  
\_\_\_\_\_



20. Proponents of this proposal: (Names of Chief Petitioners, not to exceed three (3), who hereby request that proceedings be taken in accordance with the provisions of Section 56000, et. seq. of the Government Code and herewith affix signatures) as follows:

Please sign on the top line and print on the line below.

Name	Mailing Address
1.  ROBERT D. KUNKLEMAN	PO BOX 1188 SAN LUIS OBISPO, CA 93406
2.  TAYLOR JENKINS	PO BOX 1188 SAN LUIS OBISPO, CA 93406
3.	

When a form is completed and the requisite number of qualified signatures has been obtained (after circulation), the petition is to be filed with the Executive Officer.

**The petition and signature sheets must be left intact. Removal of the signature sheets from one counterpart to another counterpart will invalidate the entire petition.**

**NOTE: THIS PAGE MUST BE COMPLETED AND ATTACHED TO EACH PETITION.**

According to Election Code, Section 104, whenever any petition is submitted to the elections official, each section of the petition shall have attached to it a declaration signed by the Circulator of the petition, setting forth, in the Circulator's own hand, the following:

**PRINTED NAME OF CIRCULATOR** (including given name, middle name or initial and last name):

ROBERT D. KUNKLEMAN

**RESIDENCE ADDRESS OF CIRCULATOR:**

272 MARIANELA LN., LOS OSOS, CA 93402

**DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:**


Starting date: 10/19/2022

Ending date: 10/19/2022

The Circulator, by affixing his/her signature below, hereby certifies:

1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

10/19/2022  
Date

  
Name (as required above)  
ROBERT D. KUJILLEMAV

**COST ACCOUNTING AGREEMENT**

Applicant: MOJO KSZ, LLC

Mailing Address: PO BOX 1188

SAN LUIS OBISPO, CA 93406

Telephone: 719-325-6800

Fax: \_\_\_\_\_

E-mail Address: ROBERT@G3REALESTATE.COM

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Taylor Judkins, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

***If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.***

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

  
Applicant's Signature

10/3/22  
Date

## EXHIBIT A

### Legal Description

That portion of Section 7 and Section 18 of Township 9 North, Range 33 West, San Bernardino Meridian, in the County of Santa Barbara, State of California, included within the property shown as "5.829 AC." and a portion of Stillwell Road on Record of Survey Map recorded in Book 113, Page 41 of Record of Surveys, on file in the office of the County Recorder of said County described as follows:

Beginning at the Southeast corner of said "5.829 AC." property;

Thence North 89 degrees 29 minutes 36 seconds West along the South line of said property 672.18 feet to the West line of said Section 18;

Thence North 0 degrees 34 minutes 15 seconds West along said Section line 318.28 feet to The Northwest Corner of said Section 18;

Thence North 0 degrees 34 minutes 15 seconds East along the West line of said Section 7, 69.48 feet to the Northeast corner of Parcel C of Parcel Map Number 14,764 recorded in Book 66 of Parcel Maps, Pages 18 through 21, on file in the office of said County Recorder;

Thence North 72 degrees 50 minutes 02 seconds East 44.03 feet to a 1458.00 foot radius curve concave to the South with a radial bearing of South 5 degrees 16 minutes 25 seconds East;

Thence Easterly 151.09 feet along the arc of said curve through a central angle of 5 degrees 56 minutes 15 seconds to the end of said curve and the Northerly line of said "5.829 AC." property;

Thence South 89 degrees 20 minutes 10 seconds East along said Northerly line 51.35 feet;

Thence South 0 degrees 28 minutes 05 seconds West along said Northerly line 6.03 feet;

Thence South 86 degrees 56 minutes 16 seconds East along said Northerly line 309.35 feet;

Thence South 69 degrees 41 minutes 15 seconds East along said Northerly line 124.70 feet to the Northeast corner of said "5.829 AC." property;

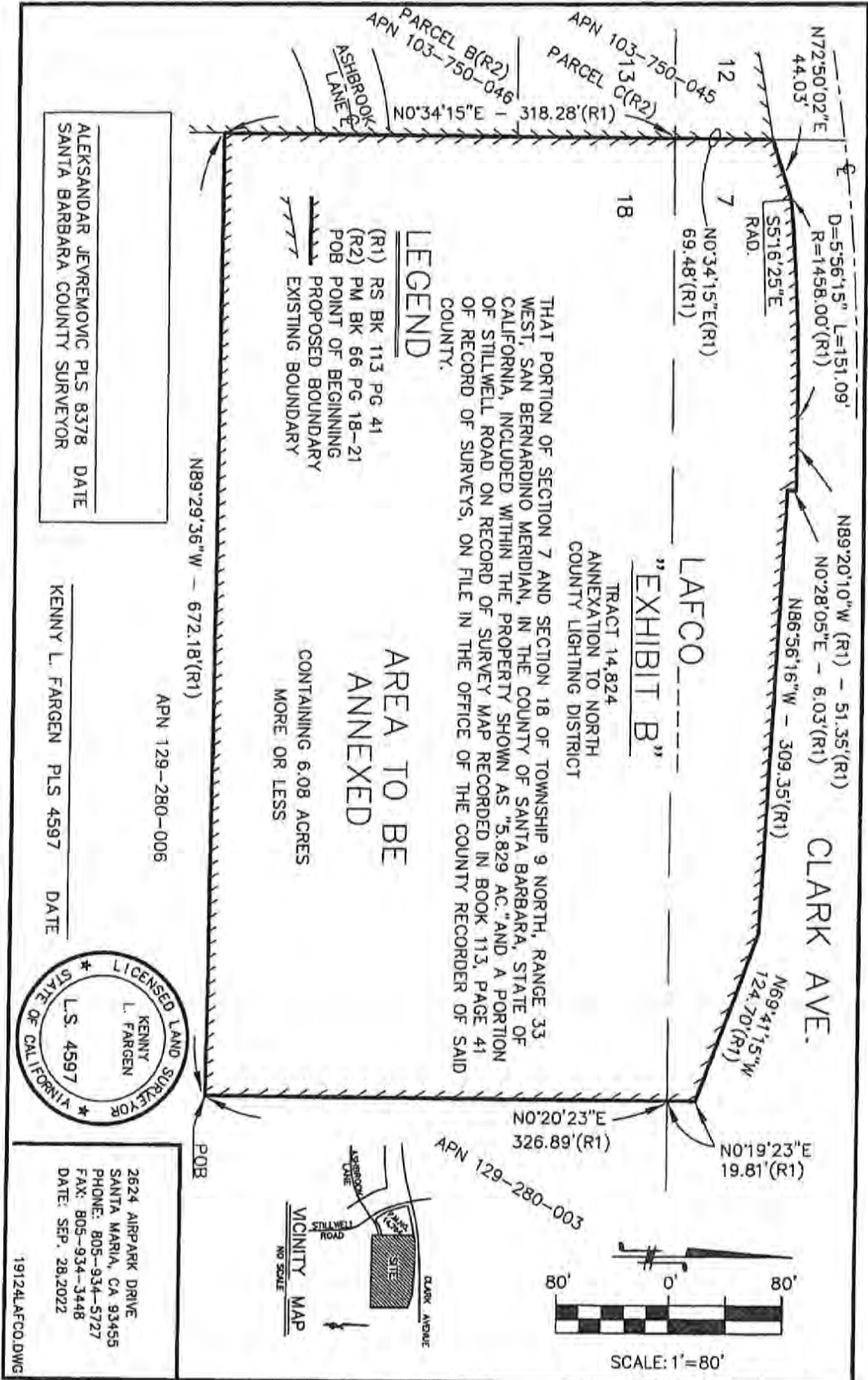
Thence South 0 degrees 19 minutes 23 seconds West along the East line of said property 19.81 feet to the North line of said Section 18;

Thence South 0 degrees 20 minutes 23 seconds West along said East line 326.89 feet to said Southeast corner and THE POINT OF BEGINNING and containing 6.08 acres more or less.

(See attached exhibit map made a part hereof)

Kenny L. Fargen L.S. 4597 \_\_\_\_\_ date





**LEGEND**

- (R1) RS BK 113 PG 41
- (R2) PM BK 66 PG 18-21
- POB POINT OF BEGINNING
- PROPOSED BOUNDARY
- EXISTING BOUNDARY

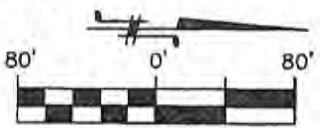
**AREA TO BE ANNEXED**

CONTAINING 6.08 ACRES  
MORE OR LESS

THAT PORTION OF SECTION 7 AND SECTION 18 OF TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, INCLUDED WITHIN THE PROPERTY SHOWN AS "5.829 AC." AND A PORTION OF STILLWELL ROAD ON RECORD OF SURVEY MAP RECORDED IN BOOK 113, PAGE 41 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAFCCO  
"EXHIBIT B"  
TRACT 14.824  
ANNEXATION TO NORTH  
COUNTY LIGHTING DISTRICT

CLARK AVE.



ALEKSANDAR JEKREMOVIC PLS 8378 DATE  
SANTA BARBARA COUNTY SURVEYOR

KENNY L. FARGEN PLS 4597 DATE



2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE: SEP. 28, 2022

19124LAFCCO.DWG



## Golden State

Water Company

A Subsidiary of American States Water Company

October 19, 2021

Update from April 5, 2019

MOJO KS2, LLC  
c/o: Robert Kunkleman  
PO Box 1188  
San Luis Obispo, CA 93406

**RE: PRELIMINARY CAN AND WILL SERVE LETTER**  
**Key Site No. 2, Orcutt Gateway Retail Center**  
**5.8-acres APN 129-280-001**

This letter is to inform you that Golden State Water Company (GSWC) can and will provide water service for domestic use and fire suppression to the new four-lot commercial development consisting of 42,291 sq. ft. of commercial buildings known as Key Site No. 2, APN 129-280-001, located on the south side of Clark Avenue, between Stillwell Road & U.S. Highway 101 in GSWC's Orcutt system (Project), subject to the requirements listed below. As a general matter, GSWC's ability to extend water service is done pursuant to the California Public Utilities Commission (CPUC), Main Extension Rules and Regulations applicable to GSWC.

### **A. Water Supplies**

Applicants requesting a new service connection, a new water meter or an increase in the size of their existing service connection and/or exiting water meter resulting in increased demand within the Santa Maria Customer Service Area, as defined on the Service Area Maps, must provide a source of supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in *Santa Maria Valley Water Conservation District v City of Santa Maria, et al.* (and related actions), Lead Case No. CV 770214, Superior Court of the State California, County of Santa Clara, in January 2008, and Commission Decision No. 13-05-011. Where and when available, applicants may remit payment to a third party public agency a water resource demand offset fee in lieu of providing a source of supplemental water, provided such fee fully offsets the cost of, and results in the dedication to GSWC, a source of supplemental water sufficient to meet the water demands of the service requested. **The supplemental water requirement for this Project is 6.66 AFY.**

The County of Santa Barbara's land use approval requirements are separate and distinct from the CPUC regulations governing GSWC's operations. In particular, the County will grant development approval in the Orcutt area only in compliance with the Water Policy elements of the Amended Orcutt Community Plan, specifically WAT-0-2 and WAT-0-5. As currently interpreted, these policies require the water

**PRELIMINARY CAN AND WILL SERVE LETTER**  
**Key Site No. 2, Clark Avenue Business Development**  
**Page 3 of 3**

and contributed to GSWC without refund unless otherwise noted in written agreements.

This can and will serve commitment expires one year from the date of the letter. If construction of the water system improvements has not started within one year, a time extension may be requested. Such time extension will be subject to any governmental requirements in place at the time of the request.

Sincerely,



Digitally signed by Joshua  
P. Alvidrez  
Date: 2021.10.19  
12:45:55 -07'00'

Joshua P. Alvidrez  
Operations Engineer  
Costal District

cc: Mark Zimmer, GSWC  
Mike Babb, GSWC  
Heather Cole, GSWC  
Michelle Ruiz, City of Santa Maria



SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Proposal Justification Questionnaire for Annexations,

Detachments and Reorganizations

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)  
ANNEXATION OF KEY SITE 2
2. Describe the acreage and general location; include street addresses if known:  
APN 129-280-001 IS A 6.08 -ACRES PARCEL WITHIN THE  
CSA 5 & NORTH COUNTY LIGHTING SPHERES OF INFLUENCE
3. List the Assessor's Parcels within the proposal area:  
APN 129-280-001
4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)  
ANNEXATION OF SITE INTO SERVICE DIST. 5  
OTHER ACTIONS: DEV PERMIT 16-DVP-00000-00009  
PEN. MAP 16-TPM-00000-00007
5. Land Use and Zoning - Present and Future
  - A. Describe the existing land uses within the proposal area. Be specific.  
EXISTING - VACANT LAND (NO USE)
  - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.  
NEIGHBORHOOD COMMERCIAL CENTER
  - C. Describe the existing zoning designations within the proposal area.  
COMMERCIAL C-2
  - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?  
NO ZONING CHANGE  
EXISTING USE - VACANT LAND  
PROPOSED USE - CONFORMS WITH EXISTING ZONING
  - E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?
  - F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements). SEE ABOVE

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

YES

B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

T-2

B. (For City Annexations) Describe the City general plan designation for the area.

C. Do the proposed uses conform with these plans? If not, please explain.

YES

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal. GENERALLY FLAT TO SLIGHTLY SLOPING

B. Describe the general topography of the area surrounding the proposal.

GENERALLY FLAT

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

NO

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

NO

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

NO

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

1) If "yes," provide the contract number and the date the contract was executed.

2) If "yes", has a notice of non-renewal be filed? If so, when?

3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

NO

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

Ø - NONE - VACANT

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family Ø Multi-family Ø

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

B. Describe the level and range of the proposed services.

C. Indicate when the services can feasibly be provided to the proposal area.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. **CAN AND WILL SERVE LETTER**

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

A. Do agencies whose boundaries are being changed have existing bonded debt? \_\_\_\_\_  
If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt? \_\_\_\_\_  
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

C. Should the proposal area be included within any 'Division or Zone for debt repayment? \_\_  
If yes, please describe.

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? \_\_\_\_\_ . If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? \_\_\_\_\_

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class \_\_\_\_\_

EIR \_\_\_\_\_ Negative Declaration \_\_\_\_\_ Mitigated ND \_\_\_\_\_

Subsequent Use of Previous EIR X Identify the prior report. \_\_\_\_\_

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

**SEE 95-EIR-01**

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? N/A
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included. N/A

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.
- B. Provide any other comments or justifications regarding the proposal.
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

A. ROBERT KUNKLEMAN

PO BOX 1188, SAN LUIS OBISPO, CA 93406

B. WILL ROBERTSON

C. BEN SINGER

Who should be contacted if there are questions about this application?

Name

Address

Phone

ROBERT D. KUNKLEMAN

PO BOX 1188  
SAN LUIS OBISPO, CA 93406

719-325-6800

Signature



Date 10/03/2022

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	VACANT	GENERAL COMMERCIAL	C-2
West	COMMERCIAL	GENERAL COMMERCIAL	C-2
North	VACANT	GENERAL COMMERCIAL	C-2
South	MOBILE HOME PARK	RES-8.0	MHP

Other comments or notations:

Date: 10/3/22

(Application Name) MOJO KS2, LLC

**Environmental Questionnaire**

(Please submit any environmental studies that have been completed.)

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

Yes  No

\*If yes, please attach a copy\*

2. Is the site presently zoned for or engaged in agricultural use?

Yes  No

If yes, please explain: \_\_\_\_\_

Prime agricultural land:

Yes  No

3. Will extension of services requested for this proposal induce growth on affected property?

Yes  No

On adjacent properties?

Yes  No

Unincorporated?

Yes  No

Both?

Yes  No

4. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e., sewer, water, police, or fire?

Yes  No

If yes, please explain: \_\_\_\_\_

5. Please describe the environmental setting of the site: Valant, undisturbed land

6. Terrain: Level to gently rolling (0-10%)   
Slopes (10-30%) \_\_\_\_\_  
Steep slopes (over 30%) \_\_\_\_\_

7. Hydrology (streams, lakes, or marshes on site)? \_\_\_\_\_ Yes  No  
If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Vegetation:  
Has the natural vegetation already removed or altered?  
\_\_\_\_\_ Yes  No

9. Are there any endangered plant species on site? \_\_\_\_\_ Yes  No

10. Have any endangered or threatened species been identified?  
\_\_\_\_\_ Yes  No

If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research  
 Street Address: 1400 Tenth Street, Room 121  
 Sacramento, CA 95814  
 U.S. Mail: P.O. Box 3044  
 Sacramento, CA 95812-3044

From: (Public Agency)  
 County of Santa Barbara  
 Planning and Development  
 123 East Anapamu Street  
 Santa Barbara, CA 93101

AN ID: 35  
 2019 FEB 04  
 COUNTY OF SANTA BARBARA  
 CLERK OF SUPERVISORS  
 600 S. ANAPAMU ST.  
 SANTA BARBARA, CA 93101

**XX** County Clerk  
 County of Santa Barbara

**SUBJECT:**

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

<b>16TPM-00000-00001</b>		
<b>16DVP-00000-00009</b>		
<b>16CUP-00000-00007</b>		
<b>16CUP-00000-00018</b>		<b>Addendum</b>
<b>16OSP-00000-00002</b>	<b>Orcutt Gateway Retail Commercial Center</b>	<b>to 95-EIR-01</b>
<b>Project Number</b>	<b>Project Title</b>	<b>EIR or ND Number</b>
<b>N/A</b>	<b>Dana Eady</b>	<b>(805) 934-6250</b>
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

**Project Location:** The project site is identified as Assessor Parcel Number 129-280-001, located on a 5.95 gross acre portion of Key Site 2 at the southwest corner of the Highway 101 and Clark Avenue intersection in the Orcutt Community Plan area, Fourth Supervisorial District, Santa Barbara County.

**Project Description:** The proposed Orcutt Gateway Retail Commercial Center project includes a request for the approval of a Tentative Parcel Map, Development Plan, two Conditional Use Permits and an Overall Sign Plan to subdivide a 5.95-acre portion of Key Site 2 in the Orcutt Community Plan area into 4 parcels, and to develop the site with a new 42,921 sq. ft. retail commercial center including a new grocery store, gas station, drive-through restaurant and retail commercial building space.

**This is to advise that the Board of Supervisors has approved the above described project on November 19, 2019 and has made the following determinations regarding the above described project:**

1. The project [ will  will not] have a significant effect on the environment.
2.  An Addendum to an Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.  
      A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Consideration [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.
7. The project [ did  did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at: \_\_\_\_\_

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: Energy Division, 30 E. Figueroa St., Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455

  
 Signature (Public Agency)

12/2/19  
 Date

Planner III  
 Title  
**ATTACHMENT B**



# County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Steve Mason, Assistant Director

December 6, 2019

James Slaughter  
301 E. Carrillo Street, Suite B  
Santa Barbara, CA 93101

**Re: Orcutt Gateway Retail Commercial Center, Case Nos. 16TPM-00000-00001, 16DVP-00000-00009, 16CUP-00000-00017, 16CUP-00000-00018, 16OSP-00000-00002 (Addendum to 95-EIR-01)**

Dear Mr. Slaughter:

The California Fish and Wildlife Code § 711.4, effective January 1, 2019, requires that project applicants pay a fee to the California Department of Fish and Wildlife, to reimburse the Department for time spent by its staff in reviewing environmental documents, when Notices of Determination (NOD's) are filed pursuant to the California Environmental Quality Act. The fee amount differs, depending upon the type of environmental document: \$2,354.75 for projects for which a Negative Declaration is reviewed; \$3,271.00 for projects for which an Environmental Impact Report is reviewed.

Planning and Development has determined, based upon Environmental Document 95-EIR-01 Addendum prepared for your approved Project Nos. 16TPM-00000-00001, 16DVP-00000-00009, 16CUP-00000-00017, 16CUP-00000-00018, 16OSP-00000-00002, that the environmental document for this project was sent to the State Department of Fish and Game for review. The NOD will not be accepted by the Office of the Clerk of the Board until the fee is paid. The Office of Clerk of the Board also assesses a processing fee of \$50.00, which should also be paid at the time of posting of the NOD.

**The fee totaling \$3,321.00 (if paid by December 24, 2019) may be paid to the Santa Barbara County Clerk of the Board (check payable to County of Santa Barbara), along with a copy of the NOD, at the following address:**

**Santa Barbara County Clerk of the Board  
105 East Anapamu Street, Room 407  
Santa Barbara, CA 93101**

**Or at the Planning and Development Department (check payable to County of Santa Barbara) at the following address:**

**Planning & Development Department  
c/o David Villalobos, Hearing Support  
123 East Anapamu Street  
Santa Barbara, CA 93101**

Text size: [A](#) [A](#) [A](#)

[Assessor](#) > [Parcel Details, Value Notice and Assessor Map LookUp](#) > [Search Result](#) > [Details](#)

## Assessor Parcel Information Details

**Disclaimer/Limitation of Liability**

R&T 408.3(d) The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part.

<b>Property Information</b>		
Parcel Number:	129-280-001	<b>Value Notice</b>
Address:		
	, CA	
Transfer Date:	10/29/2021	
TRA:	080006	
Document #:		
Transfer Tax Amount:	\$2,156.00	
<b>Property Characteristics</b>		
Use Description:	Commercial	
Jurisdiction:	County - Unincorporated	
Acreage:	5.83	
Primary Res SF:		
Year Built:		
Bedrooms:		
Bathrooms:		
Fireplaces:		
Guest SF:		
Garage:		
Carport:		
Pool/Spa:	None	
<a href="#">Assessor Map</a>		
<b>2022 Assessed Values</b>		
Land & Mineral Rights:	\$1,960,000	
Improvements:	\$0	
Personal Property:	\$0	
Home Owner Exemption:	( \$0)	
Other Exemption:	( \$0)	
Net Assessed Value:	\$1,960,000	
<b>Districts that Serve Property</b>		
District Information	<a href="#">Property Tax Breakdown for Last Equalized Roll Year</a>	
<b>Other</b>		
District and Elected Official	<a href="#">Look up District and Elected Official</a>	

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JOSEPH E. HOLLAND  
 County Clerk, Recorder and Assessor  
 105 E. Anapamu St 2<sup>nd</sup> Floor  
 Santa Barbara, CA 93101  
 (805) 568-2550

511 E. Lakeside Parkway - Suite 115  
 Santa Maria, CA 93455  
 (805) 346-8310

**SECURED PROPERTY NOTICE OF VALUES**

Assessor Parcel Number: 129-280-001  
 Situs Location:

This notice reflects the value of your property upon which your 2022-23 property tax bill will be calculated. You will receive your regular tax bill from the County Tax Collector's Office in October 2022.

Under California property tax law, your taxes are based on the lesser of the market value of your property as of January 1, 2022 or its factored base year value. The market value reflects market conditions existing on January 1, 2022. The Proposition 13 Factored Base Year Value means the value at the time you purchased the property and any assessable new construction after the purchase, increased by the consumer price index (CPI) as allowed under Proposition 13. A base year value is usually set by a change in ownership or new construction. For those owners who have purchased their property after January 1, 2022, the Proposition 13 Factored Base Year Value below is the prior owner's assessment. The assessment is shown for informational purposes only and is not your base year value.

YOUR TAXES WILL BE BASED ON THE VALUES SHOWN BELOW

<b>Proposition 13 Factored Base Year Value - Fiscal Year 2022-23</b>	
Land	\$1,960,000
Structures	0
Living Improvements	0
Trade Fixtures	0
Personal Property	0
Mobile Home	0
<b>Total Assessed Value</b>	<b>\$1,960,000</b>
Less Homeowners' Exemption	0
Less Other Exemptions	0
<b>Net Assessed Value</b>	<b>\$1,960,000</b>

**Informal Review:** If you believe this assessment is incorrect, you have the right to an informal review with the Assessor's office. Please contact your nearest Assessor's office.

**Your right to appeal:** You also have the right to a formal appeal of the assessment which involves (1) the filing of an *Application for Changed Assessment*, (2) a hearing before an appeals board, and (3) a decision by the appeals board. An *Application for Changed Assessment* form is available from, and should be filed with, the Clerk of the Appeals Board between July 2 and November 30. The Clerk will set an assessment appeal hearing. If the applicant and the Assessor can reach an agreement prior to the hearing, a written stipulation may be filed with the Assessment Appeals Board. The Assessor, County Counsel and the applicant must sign the stipulation. The Assessment Appeals Board may, at a hearing, accept the stipulation or reject it and set a hearing date. Call the Clerk of the Board at (805) 568-2240 to request an *Application for Changed Assessment* or for help in completing the form. The Clerk of the Board is located at 105 E. Anapamu St. Room 407, Santa Barbara, CA 93101.

**THIS IS NOT A TAX BILL**

Type:S

**ATTACHMENT C**  
**LAFCO Proposal Review Factors - Government Code 56668**  
**TM 14,824 Reorganization to the**  
**CSA No. 5 & North County Lighting (File No. 22-08)**

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** Tract Map 14,824 Annexation is 5.83 acres consisting of 4 commercial lots approved with a tract map and development plan by the County. The site is surrounded by the general commercial uses with mobile home park residential community to the south. The property is along E. Clark Avenue located at southwest corner of Highway 101 and Clark Avenue intersection. The annexation area is relatively flat.

The existing land use is undeveloped. The proposal is for commercial uses. The development plan includes 4 parcels, to develop on the site with a new 42,921 sq. ft. retail commercial center including a new grocery store, gas station, drive-through restaurant and retail commercial building space. The land use designations and zoning are Commercial. The site is zoned to C-2 as part of the approval.

The future population estimates were developed based upon projections included in the County's General Plan. The potential population increase for commercial use is zero. The population of the unincorporated Orcutt area is approximately 32,000 (U.S. Census Bureau 2020).

Growth is likely in this area under the County's approved tract map. The Districts are prepared to provide services for providing for the planned and well-organized growth.

**Assessed Valuation:** The property is presently within Tax Rate Area 080006. The assessed value of the parcel is \$1,960,000 for land and \$0 for improvements. (Tax roll 2022-2023.) The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or

exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of governmental services and controls in the area is technically the County's responsibility, however, the property is already located within the Golden State Water Company (GSWC) and Laguna County Sanitation District (LCSD) for water and sewer services. The properties are supplied Fire service by County Fire Protection District.

The GSWC would supply water to the project site based on the applicant requirement to provide supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in Santa Maria Valley Water Conservation District v City of Santa Maria, et al. A source of supplemental water sufficient to meet the water demands of the service requested for this Project is 6.66 AFY.

Wastewater from the Laguna County Sanitation has a permitted treatment capacity of 3.7 mgd. Discharge capacity is currently 2.7 mgd, which equates to approximately 13,500 residential equivalent dwelling units (EDUs). The Laguna County Sanitation District service area currently collects approximately 1.7 million gallons per day. LAFCO estimates that this amount represents 46% of permitted capacity. The District generally has adequate capacity for anticipated future needs.

CSA #5 and North County Lighting would be responsible for streetlighting, parks and open space maintenance. The County proposal to create a zone of benefit and imposing benefit assessments to pay for street lighting services within the annexation area. Property tax distributions will fund park related services.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The proposed action would allow the proposal approved by the County to be implemented upon compliance with the conditions of approval. The eventual impact would not increase the population for Orcutt area. The GSWC & LCSD would be responsible for providing water and wastewater services to the area. CSA #5 and North County Lighting would be responsible for streetlighting, parks and open space maintenance. The commercial development would contribute to local businesses, social and economic interests.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The County prepared their General Plan that provides for the planned, orderly and efficient development of the area coupled with the County approving the tract map and development plan along with environmental documentation regarding this proposal both provide documentation that address a variety of issues, including:

- Utilities and Services
- Land Use
- Development Standards
- Circulation/Transportation
- Housing Affordability
- Community Design
- Public Services
- Public Facilities Financing

Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The District's Plan for Services and "Attachment E" outline the adequate services, facilities, and improvements.

**Policy 2.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The property would be annexed into the North County Lighting District and County Service Area No. 5 not a City, pre-zoning is not required. The property is within the Districts' Sphere of Influence.

**Policy 3.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The property is contiguous to the Districts'. The Districts provides streetlighting, and parks and open space maintenance for the Orcutt area. No other competing agencies could provide these services.

**Policy 4.** In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

**Analysis.** The existing agencies CSA #5 and North County Lighting are the most logical agency to provide the required services. CSA #5 maintain approximately 104 acres of open space. The District maintains open space dedicated as a result of the County's approval of land use permits. The district receives a portion of general property tax within the District and related revenues from parcels with the District.

The North County Lighting District provides street lighting and energizes 2,816 streetlights in the unincorporated Casmalia, Los Alamos, Mission Hills, Orcutt, Santa Maria and Vandenberg Village areas. Revenues to fund streetlighting services are derived from a combination of property taxes and benefit assessments. Benefit assessment zones are established by the Board of Supervisors that fund each area based on need. Public street lighting facilities are owned and maintained by Pacific Gas & Electric Company in northern Santa Barbara County and by Southern California Edison in southern Santa Barbara County.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-



open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the Districts promotes the development of lands within Orcutt Community Plan, the annexation area does not have any agriculture land located within the boundaries of the annexation.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** The area includes 4 commercial lots. The area is unincorporated and has seen development under County zoning consisting of neighborhood commercial. The 4-lot subdivision would create vacant parcels of land for a new 42,921 sq. ft. retail commercial center including a new grocery store, gas station, drive-through restaurant and retail commercial building space. No impacts or effect would occur on agricultural lands.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary follows lines of assessment and does not create an island or corridor of unincorporated territory subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office. The property is contiguous to the Districts.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of this 4-lot commercial subdivision was considered and found consistent with SBCAG RTP planning document during the preparation of the Addendum to EIR certified for this project. The RTP/SCS was based on the land uses prescribed in the various Orcutt Community Plan, County General Plans and the County Comprehensive Plan. As the proposed project would develop the property consistent with what would be allowed in the Comprehensive Plan, the project would be consistent with the goals and policy objectives in the RTP and was found to not result in a significant impact.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The County General Plan designates the site as Commercial Zoned C-2 within Key Site 2. No changes in the General Plan designation were necessary.

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is within the Districts of Santa Barbara North County Lighting, and County Service Area No. 5's current Sphere of Influence. The last SOI update for the CSA #5 was in 2012 and North County Lighting District was in 2013.

**Efficient Service Provision.** The site is in an area that allows the Districts to best provide services in the future. The District serves the areas to north, south, west, and east of the parcel providing streetlighting and park/open space service provisions.

**LAFCO Process.** The reorganization would allow the District to provide services. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an out-of-agency service agreement or an annexation would need to be approved by LAFCO. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence Amendment. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the District's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the CSA #5 in 2012 and North County Lighting in 2005.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** Comments were provided by County Public Works Department. Any comments will be addressed in the staff report.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The County Service Area No. 5 and North County Lighting District can provide services to all the properties within the annexation area. This is documented in Plan for Services, and other studies completed by the Districts. The benefit assessment zone will be approved by the County of Santa Barbara.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** The GSWC will serve the development. The Can-and-Will serve letter document the need for supplemental water as discussed and adopted in the certified Addendum to EIR in 2019, the EIR identifies water supplies available to the District that are sufficient to meet the projected demand of 6.66 AFY.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** For this annexation, no Regional Housing Needs Allocation (RHNA) credits/Transfer are necessary as the RHNA would apply to the County with no additional need for above-moderate income units for the current RHNA cycle.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** Letters from the property owners will be included and addressed in the Staff Report. No comment letters were received.

**Factor (o)** Any information relating to existing land use designations.

**Response.** The existing land use is addressed in the staff report.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** A 4-lot commercial subdivision is included as part of the contemplated service and annexation proposal. Any new development in the future would be considered by the County with environmental justice topics considered. The annexation of the area shall not require the construction of facilities or connections to services and fees to be unfairly impacted by races, cultures and incomes. Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** Tract Map 14,824 site is identified in the County's Multi-jurisdictional Hazard Mitigation Plan (MJHMP) as low fire hazard zone or landslide risk; and moderate for liquefaction as identified in the local hazard mitigation plan.



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**      **StartOver**      **Finalize&Email**

RECEIPT NUMBER:  
 42 — 12242019 — 310  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Santa Barbara Planning & Development	LEAD AGENCY EMAIL howen@countyofsb.org	DATE 12242019
COUNTY/STATE AGENCY OF FILING Santa Barbara		DOCUMENT NUMBER

PROJECT TITLE  
**NOD - Orcutt Gateway Retail Commercial Center**

PROJECT APPLICANT NAME James Slaught	PROJECT APPLICANT EMAIL jim@granitepeakrea.com	PHONE NUMBER (805) 680-0422
PROJECT APPLICANT ADDRESS 301 E Carrillo Street, Suite B	CITY Santa Barbara	STATE CA
		ZIP CODE 93101

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

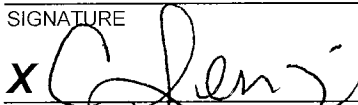
**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	<u>3,271.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

**PAYMENT METHOD:**

Cash     
  Credit     
  Check     
  Other

TOTAL RECEIVED    \$    3,321.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Chelsea Lenzi, Deputy Clerk
--	--



**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE)** *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
Accounting Services Branch  
P.O. Box 944209  
Sacramento, California 94244-2090



# 2019 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 ♦ Santa Barbara ♦ CA ♦ 93101

Complete this form when filing a Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report or Notice of Exemption.

You will need to submit one original for posting plus one copy for the Department of Fish & Wildlife. A scanned copy including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person <b>Holly Owen</b>		Phone <b>(805) 934-6297</b>	
Lead Agency <b>County of Santa Barbara - Planning and Development</b>		Lead Agency Email <b>howen@countyofsb.org</b>	
Project Title <b>Orcutt Gateway Retail Commercial Center</b>			
Project Applicant <b>James Slaught</b>	Email <b>Jim@granitepeakrea.com</b>	Phone <b>(805) 680-0422</b>	
Project Applicant Address <b>301 E. Carrillo Street, Suite B</b>	City <b>Santa Barbara</b>	State <b>CA</b>	Zip <b>93101</b>

### DOCUMENT BEING FILED:

- Environmental Impact Report (EIR) .....
  - 2019 Filing Fee .....\$3,271.00
  - Previously Paid (**must attach receipt**) ..... \$0.00
  - No Effect Determination (**must be attached**)..... \$0.00

- Negative Declaration or Mitigated Negative Declaration .....
  - 2019 Filing Fee .....\$2,354.75
  - Previously Paid (**must attach receipt**) ..... \$0.00
  - No Effect Determination (**must be attached**)..... \$0.00

- Notice of Exemption ..... \$0.00

- County Administrative Handling Fee (**required for all filings, effective 7/19/18**) ..... \$50.00

TOTAL: **\$ 3,321.00**

### PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- Cash
- Check # 2014
- Journal Entry # \_\_\_\_\_



**COUNTY OF SANTA BARBARA**

X 2120913

COB

Department

Date 12/24/19

Received from James Slaughter / Capital Pacific Dev. Group

In Payment of E.R. Orcutt Gateway Retail Fee & processing fee

Three Thousand Three Hundred twenty-one and 100/100 Dollars \$ 3,321.<sup>00</sup>

Received original of the above numbered receipt

<input type="checkbox"/>	CREDIT CARD
<input type="checkbox"/>	CASH
<input checked="" type="checkbox"/>	CHECK

*[Signature]*

SIGNATURE OF PAYOR

*[Signature]*

AUTHORIZED SIGNATURE

AC-147



# NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research  
 Street Address: 1400 Tenth Street, Room 121  
 Sacramento, CA 95814  
 U.S. Mail: P.O. Box 3044  
 Sacramento, CA 95812-3044

From: (Public Agency)  
 County of Santa Barbara  
 Planning and Development  
 123 East Anapamu Street  
 Santa Barbara, CA 93101

AN ID: 35  
 2019 FEB 24  
 COUNTY OF SANTA BARBARA  
 CLERK OF SUPERVISORS  
 600 S. ANAPAMU ST.  
 SANTA BARBARA, CA 93101

**XX** County Clerk  
 County of Santa Barbara

**SUBJECT:**

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

<b>16TPM-00000-00001</b>		
<b>16DVP-00000-00009</b>		
<b>16CUP-00000-00007</b>		
<b>16CUP-00000-00018</b>		<b>Addendum</b>
<b>16OSP-00000-00002</b>	<b>Orcutt Gateway Retail Commercial Center</b>	<b>to 95-EIR-01</b>
<b>Project Number</b>	<b>Project Title</b>	<b>EIR or ND Number</b>
<b>N/A</b>	<b>Dana Eady</b>	<b>(805) 934-6250</b>
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

**Project Location:** The project site is identified as Assessor Parcel Number 129-280-001, located on a 5.95 gross acre portion of Key Site 2 at the southwest corner of the Highway 101 and Clark Avenue intersection in the Orcutt Community Plan area, Fourth Supervisorial District, Santa Barbara County.

**Project Description:** The proposed Orcutt Gateway Retail Commercial Center project includes a request for the approval of a Tentative Parcel Map, Development Plan, two Conditional Use Permits and an Overall Sign Plan to subdivide a 5.95-acre portion of Key Site 2 in the Orcutt Community Plan area into 4 parcels, and to develop the site with a new 42,921 sq. ft. retail commercial center including a new grocery store, gas station, drive-through restaurant and retail commercial building space.

**This is to advise that the Board of Supervisors has approved the above described project on November 19, 2019 and has made the following determinations regarding the above described project:**

1. The project [ will  will not] have a significant effect on the environment.
2.  An Addendum to an Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.  
      A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Consideration [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.
7. The project [ did  did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at: \_\_\_\_\_

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: Energy Division, 30 E. Figueroa St., Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455

  
 Signature (Public Agency)

12/2/19  
 Date

Planner III  
 Title  
**ATTACHMENT D**



# County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Steve Mason, Assistant Director

December 6, 2019

James Slaughter  
301 E. Carrillo Street, Suite B  
Santa Barbara, CA 93101

**Re: Orcutt Gateway Retail Commercial Center, Case Nos. 16TPM-00000-00001, 16DVP-00000-00009, 16CUP-00000-00017, 16CUP-00000-00018, 16OSP-00000-00002 (Addendum to 95-EIR-01)**

Dear Mr. Slaughter:

The California Fish and Wildlife Code § 711.4, effective January 1, 2019, requires that project applicants pay a fee to the California Department of Fish and Wildlife, to reimburse the Department for time spent by its staff in reviewing environmental documents, when Notices of Determination (NOD's) are filed pursuant to the California Environmental Quality Act. The fee amount differs, depending upon the type of environmental document: \$2,354.75 for projects for which a Negative Declaration is reviewed; \$3,271.00 for projects for which an Environmental Impact Report is reviewed.

Planning and Development has determined, based upon Environmental Document 95-EIR-01 Addendum prepared for your approved Project Nos. 16TPM-00000-00001, 16DVP-00000-00009, 16CUP-00000-00017, 16CUP-00000-00018, 16OSP-00000-00002, that the environmental document for this project was sent to the State Department of Fish and Game for review. The NOD will not be accepted by the Office of the Clerk of the Board until the fee is paid. The Office of Clerk of the Board also assesses a processing fee of \$50.00, which should also be paid at the time of posting of the NOD.

**The fee totaling \$3,321.00 (if paid by December 24, 2019) may be paid to the Santa Barbara County Clerk of the Board (check payable to County of Santa Barbara), along with a copy of the NOD, at the following address:**

**Santa Barbara County Clerk of the Board  
105 East Anapamu Street, Room 407  
Santa Barbara, CA 93101**

**Or at the Planning and Development Department (check payable to County of Santa Barbara) at the following address:**

**Planning & Development Department  
c/o David Villalobos, Hearing Support  
123 East Anapamu Street  
Santa Barbara, CA 93101**



# County of Santa Barbara Planning and Development

**Lisa Plowman, Director**  
Jeff Wilson, Assistant Director  
Steve Mason, Assistant Director

TO: Decision-Makers

FROM: Dana Eady, Planner  
Development Review Division

DATE: July 15, 2019

RE: Orcutt Gateway Retail Commercial Center Project  
Case Nos. 16TPM-00000-00001, 16DVP-00000-00009, 16CUP-00000-000017,  
16CUP-00000-000018, 16OSP-00000-00002  
CEQA 15164 Addendum to the Orcutt Community Plan Final Environmental Impact  
Report (95-EIR-01)

## CEQA

Determination: Finding that the California Environmental Quality Act (CEQA) section 15164 applies to the Orcutt Gateway Retail Commercial Center Project on Key Site 2. CEQA section 15164 allows an addendum to be prepared when some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of an EIR have occurred. The Orcutt Community Plan (OCP) Final Environmental Impact Report (EIR), 95-EIR-01, prepared for the build-out of the OCP, is hereby amended by this 15164 letter for the Orcutt Gateway Retail Commercial Center Project.

## INTRODUCTION

The California Environmental Quality Act (CEQA) requires analysis and disclosure of environmental impacts that could occur as a result of project development. Prior to the adoption of the OCP, the County prepared, considered, and certified the Final OCP EIR (95-EIR-01). The OCP EIR consists of four (4) volumes: Volume I covers the community-wide, cumulative effects of the Orcutt Community Plan; Volume II is a detailed analysis of the 45 “Key Sites” identified in the Plan; Volume III contains several technical appendices and provides the technical basis for some of the conclusions reached in Volumes I & II; and Volume IV contains public comments on the Draft OCP EIR and responses to each of those public comments.

This document has been prepared pursuant to State CEQA Guidelines Section 15164 and is referred to as an Addendum to an EIR. Where a community plan EIR has been certified and proposed development is consistent with the community plan, further environmental review is limited to effects upon the environment which are specific to the parcel or the project, and which are not addressed as significant effects in the prior EIR. The OCP EIR evaluated impacts associated with full build-out under the OCP, including detailed descriptions of the existing environmental setting and the analysis of cumulative impacts associated with build-out under the plan. The OCP EIR identified significant cumulative impacts associated with the build-out of the OCP in the areas of Water Supply, Traffic/Circulation, Air Quality, and Wastewater. In addition, the OCP EIR identified site-specific Class I impacts for Noise, Solid Waste, and

Aesthetics. The EIR includes mitigation measures that addressed these impacts where appropriate. These mitigation measures were incorporated as policies and development standards of the OCP.

The Board of Supervisors found that the adverse impacts identified in the OCP EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the Orcutt Community Plan. The Executive Summary Table of the OCP EIR (95-EIR-01) is included as Attachment 1 to this Addendum.

This document analyzes potentially significant impacts which may result from the proposed Orcutt Gateway Retail Center project and determines if there are any changes to the environmental setting that may require additional mitigation to reduce project-related impacts to less than significant levels that were not addressed in the OCP EIR. This environmental document, together with the OCP EIR, will be used by the decision-makers in their consideration of the proposed project. This Addendum to the OCP EIR has been prepared for the proposed project since the following applicable provisions of Section 15164 the CEQA Guidelines can be met:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, and*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

In addition, none of the applicable conditions of Section 15162 calling for a subsequent EIR or negative declaration have occurred, as indicated by the County analysis and determinations provided below. Specifically, Section 15162(a), Subsequent EIRs, of the CEQA Guidelines states:

- (a) *When an EIR has been certified or a negative declaration adopted for the project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
  - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
  - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

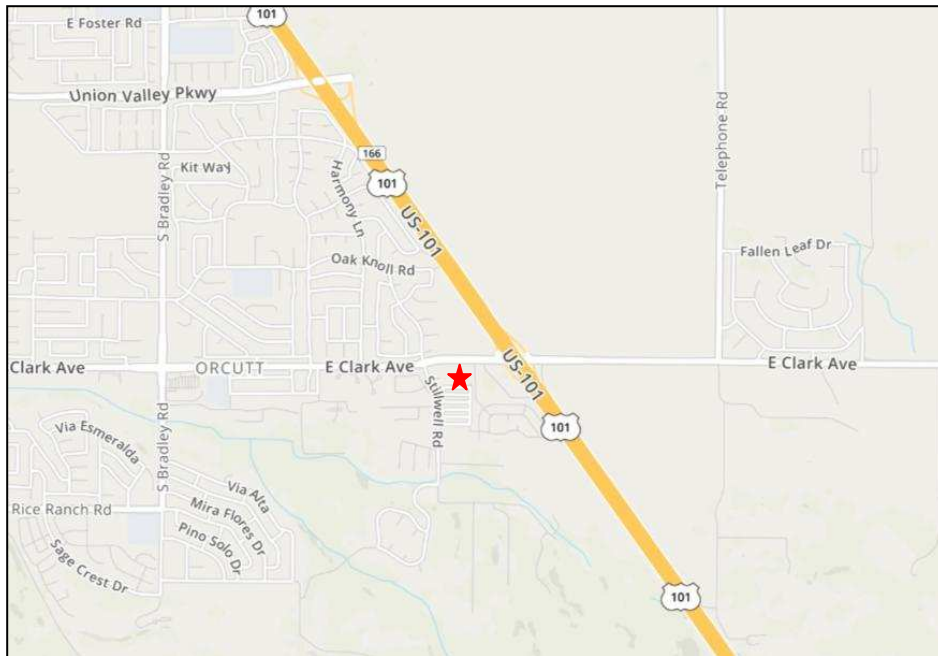
- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
- (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
  - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
  - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
  - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

The applicant proposes development that is consistent with the existing land use designation and zoning adopted for Key Site 2 under the OCP. There are no substantial changes to the proposed project which involves a new significant environmental effect or a substantial increase in the severity of previously identified significant effect. The project proposes the same uses at a lower density than previously analyzed, and the analysis contained within the OCP EIR addresses the cumulative impacts that would be associated with the proposed project and identifies the mitigation measures that would mitigate those impacts to the extent feasible.

Section 15183 of the State CEQA Guidelines mandates that all projects consistent with a Community Plan and its corresponding certified EIR need no further environmental review except those impacts peculiar to the project or not analyzed in the original EIR. As discussed below, the proposed project was anticipated and provided for by the OCP, and the OCP EIR evaluated, disclosed, and mitigated potentially significant effects to the extent feasible. There have been no substantial unanticipated changes to the project, the project site, the project setting, or circumstances surrounding the project that would require further environmental analysis. Each environmental impact section below addresses the analysis completed for Key Site 2 in the OCP EIR, and any changes to the environmental setting that may require additional mitigation to reduce project-related impacts to less than significant levels that were not addressed in the OCP EIR. All of the documents incorporated into this Addendum by reference are on file with P&D and are available upon request.

### PROJECT LOCATION

The project site (APN 129-280-001) is located on a 5.95-acre portion of Key Site 2 at the southwest corner of the Highway 101 and Clark Avenue intersection in Orcutt. Surrounding land uses include Clark Avenue and the undeveloped Key Site 1 property to the north, Key Site 4 to the west, undeveloped remaining portion of Key Site 2 and Highway 101 to the east, and mobile home parks to the south.



Vicinity Map



Aerial View of Project Site

**SITE INFORMATION**

<b>Site Information</b>	
Comprehensive Plan Designation	General Commercial
Zoning District, Ordinance	Retail Commercial (C-2), Santa Barbara County Land Use and Development Code (LUDC)
Site Size	5.95 gross acre project area
Present Use/Development	Vacant, Key Site 2 in the Orcutt Community Plan
Surrounding Uses/Zoning	North: Key Site 1 (Vacant); C-2 South: Mobile Home Parks; MHP East: Vacant remainder portion of Key Site 2 & Hwy 101; C-2 West: Key Site 4 (under construction); C-2
Access	Clark Avenue
Public Services	Water Supply: Golden State Water Company Sewage: Laguna County Sanitation District. Fire: Santa Barbara County Fire Dept. Station #22 Schools: Orcutt Union School District and Santa Maria Joint High School District

**PROJECT DESCRIPTION**

The project is a request of James Slaughter, agent for the Minson Company, owner, for approval of a Tentative Parcel Map, Development Plan, two Conditional Use Permits and an Overall Sign Plan for the development of a new retail commercial center located on a 5.95 gross acre portion of Key Site 2 in the Orcutt Community Plan area. The project proposal involves the following discretionary requests:

**Tentative Parcel Map (Case No. 16TPM-00000-00001/TPM 14,824).** A Tentative Parcel Map to subdivide the 5.95 gross acre project area into 4 lots of 2.27 gross acres (proposed parcel 1), 0.79 gross acres (proposed parcel 2), 1.47 gross acres (proposed parcel 3), and 1.42 gross acres (proposed parcel 4).

**Final Development Plan (Case No. 16DVP-00000-00009).** A Final Development Plan is proposed for the construction of 42,921 sq. ft. of retail commercial space. Proposed Lot 1 would be developed with a 28,020 sq. ft. grocery store with a maximum height of 35 ft., proposed Lot 2 would be developed with 2,700 sq. ft. drive-through fast food restaurant with a maximum height of 27 ft. 3 in., proposed Lot 3 would be developed with 6,816 sq. ft. retail commercial building with a maximum height of 35 ft., and proposed Lot 4 would be developed with a new gas station with 12 fueling stations and a 4,135 sq. ft. convenience store and 1,250 sq. ft. carwash with a maximum height of 20 ft. 11 in., and 18 ft. 10 in., respectively.

Access to the site would be provided from three new driveways from Clark Avenue. Improvements to Clark Avenue would be consistent with the required development standards for Key Site 2, which include a new signalized intersection at Clark Avenue to align with the future access road into Key Site 1 to the north. The existing roadway into Sunny Hills Mobile Home Park would be retained and limited

to right-turns in/out only. The project includes 184 parking spaces (10 handicap accessible spaces), and 10 parking spaces for bicycles. A public multi-purpose trail located within the 35-foot wide landscaped buffer is proposed along Clark Avenue consistent with Orcutt Community Plan Figure KS2-1. The project includes approximately 65,085 sq. ft. of new landscaping including perimeter landscaping, landscaped medians, and a 35-ft. wide landscaped buffer averaged along Clark Avenue. Entranceways to the development will be landscaped in accordance with applicable Orcutt Community Plan policies and development standards. The project includes the installation of an 8-ft. tall CMU block wall along the rear property line.

Grading for site preparation and installation of the proposed detention basin in the southeast corner of the site would include approximately 2,555 cubic yards of cut and 11,144 cubic yards of fill. The fill material would be stockpiled temporarily during grading and construction activities and would be permitted as part of the grading permit for the project. Water service would be provided by the Golden State Water Company and Sanitary Services would be provided by the Laguna County Sanitation District.

Pursuant to LUDC Section 35.82.080.H.1, the applicant is requesting that the review authority modify the required rear yard setback distance on proposed parcel 1 from 25 feet to 10 feet. The proposed project includes a lighting plan with dark sky compliant lighting.

**Conditional Use Permits.** Pursuant to LUDC Section 35.24.030, the proposed project requires two Conditional Use Permits (Case Nos. 16CUP-00000-00017, 16CUP-00000-00018) to allow for the operation of a drive-through fast food restaurant on proposed Lot 2, and for the operation of a mechanical carwash at the proposed gas station on proposed Lot 4.

**Overall Sign Plan (Case No. 16OSP-00000-00002).** Pursuant to LUDC Section 35.82.150, an Overall Sign Plan is proposed for the project which includes signage that is architecturally complimentary with the proposed development. The proposed signage included in the overall sign plan is as follows:

Commercial Building 1 – 4 wall signs, each not to exceed 110 sq. ft.

Commercial Building 2 – 3 wall signs, each not to exceed 80 sq. ft.

Commercial Building 3 – 1 wall sign @ 65 sq. ft.; 1 freestanding sign (21 sq. ft.), 6 ft. in height

Commercial Building 4 – 4 wall signs: 2 @ 80 sq. ft., 1 @ 65 sq. ft., 1 @ 50 sq. ft.; menu boards for the drive-through restaurant

1 Free Standing Tenant Sign – 36 sq. ft. in size, 6 ft. in height

The applicant is requesting that the review authority approve a modification per LUDC Section 35.82.150.C, Overall Sign Plan – Allowed Modifications, for an increase in the number and area limitation of wall signs (2 additional signs up to 110 sq. ft. in sign area) on proposed Commercial Building 1 (grocery store), and an increase in the number of wall signs (1 additional sign) on proposed commercial building 2. An additional modification to the freestanding identification sign for the proposed shopping center is being requested to allow the sign to identify multiple tenants within the shopping center.



## PROJECT IMPACT ANALYSIS

Each major area of assessment is discussed below. The discussion for each section is focused on:

1. Setting, this includes a discussion of the area of impact.
2. Impacts, this includes a discussion of the overall area of analysis and the project specific impacts as assessed in 95-EIR-01.
3. Change in Impacts from 95-EIR-01. This includes a discussion of any change in impact levels as a result of the proposed project over what was anticipated in the OCP EIR.
4. Mitigation Measures, this includes the measures identified for the project site in 95-EIR-01.

**Prior Environmental Documentation:** The OCP EIR (95-EIR-01, certified 7/22/97) analyzed the potential environmental impacts resulting from the future construction of approximately 283,500 square feet of commercial development on Key Site 2. The OCP EIR includes a site specific analysis of the site's land use and zoning designation, as well as a cumulative impact analysis resulting from build-out of the community plan. The site specific analysis was performed in order to expedite the CEQA review process for future development on the site. The issue areas discussed below were addressed in the OCP EIR. The discussion below includes the original cumulative analysis, original site specific analysis, a description of the proposed project's specific impacts, and any circumstances that may have changed.

In approving the OCP, including the General Commercial designation for the project site, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures. The OCP EIR further concluded that OCP implementation would have numerous Class II impacts, which are potentially significant impacts that are reduced to less than significant levels after the incorporation of feasible mitigation measures. The sections that follow do not include discussions of impacts to the following areas: Agricultural Land Conversion, Schools, and Risk of Upset. No significant impacts to these resources were identified during initial evaluation of the proposed project and project site and none of the project changes, changes in circumstances, or new information have occurred or become available to increase impacts to any of these resources.

**Environmental Setting:** Key Site 2 consists of 18.2-acres of undeveloped land. The proposed project would be located on a 5.95 acre area of Key Site 2. The site is located in an urban area of Orcutt that is surrounded by residential development to the south, and commercially zoned undeveloped properties (Key Sites 1 and 4), to the north and west, respectively. Access to the site is from Clark Avenue. The existing access road to Sunny Hills Mobile Home park to the south bisects the site from Clark Avenue to the southern border. Key Site 2 is within the "visual gateway" to the Orcutt area and is visible from Clark Avenue and both directions on Highway 101.

Topographically, the site is generally level in the interior of the site, sloping up slightly to Clark Avenue and Highway 101 in the northeastern corner. The site is undeveloped but has been previously disturbed in the past through grading activities. Vegetation consists of mostly non-native grasses, scattered sage scrub and scattered trees along Highway 101. Soils which underlie the site include Marina and Garey sands, which have high soil blowing hazards. The site was surveyed as part of the 1995 archaeological study completed for the OCP EIR and no cultural resources were detected on the property and none are expected

given the lack of significant topographical features and the distance from water. The southern portion of the project site is within the identified range of the California Tiger Salamander (CTS), a State and Federally listed endangered species.

## **1. Biological Resources**

### **Setting Identified in 95-EIR-01**

The significant biological resources within the central urban core consist of central due scrub, eucalyptus woodland, mixed woodland, grassland, and riparian communities along Orcutt Creek and the drainages originating in Pine and Graciosa Canyons. Although these areas are generally small, they provide continuity that is vital for plants and animals, linking the open lands of the Solomon and Casmalia Hills with the extensive grasslands and wetlands beyond the limits of Orcutt and the City of Santa Maria. No potentially significant impacts to biological resources on Key Site 2 were identified resulting from future development of the site. There are no sensitive vegetation communities or designated open space areas identified on the project site.

### **Impacts Anticipated in 95-EIR-01**

Section 5.2 of the OCP EIR Volume I anticipated the following general impacts to result from build-out of the Orcutt Community Plan (please refer to 95-EIR-01 for a full discussion of these impacts). No site specific impacts to biological resources were identified on Key Site 2.

**Impact BIO-19:** Elimination of 2,000 acres of Habitat/Habitat Fragmentation

**Impact BIO-20:** Elimination of wetlands

**Impact BIO-21:** Elimination of candidate species

**Impact BIO-22:** Fragmentation of wetland and upland habitat

**Impact BIO-23:** Elimination of Grasslands

**Impact BIO-24:** Elimination of ancient sand dunes

**Impact BIO-25:** Elimination of Sandhill Chaparral

**Impact BIO-26:** Elimination of central dune scrub

**Impact BIO-27:** Elimination of Central Coastal Sage Scrub

**Impact BIO-28:** Elimination of Riparian Communities

**Impact BIO-29:** Elimination of Oak Woodlands

**Impact BIO-30:** Disturbance to Bishop pine forest

**Impact BIO-30.1:** Elimination of rare plants

**Impact BIO-31:** Removal of Oak Trees

**Impact BIO-32:** Removal of eucalyptus woodlands

**Impact BIO-33:** Weed Invasion

### **Changes in Project Impacts**

*Impacts to vegetation communities and special-status species:* A Biological Resources report was completed for the proposed project (Dudek, April 3, 2017 revised May 7, 2019). As detailed in the report, a reconnaissance-level field survey of the project site to assess the existing biological conditions,

conduct vegetation mapping, assess the presence of habitat for special-status plant and wildlife species, and identify locations with potential jurisdictional features was conducted by Dudek on January 6, 2017. A subsequent floristic and special-status plant species survey was completed on April 30, 2019 to identify any rare plant species determined to have the potential to occur on the project site. The survey was timed during the blooming period for the species determined to have the potential to occur on the site.

Vegetation identified on the site consists of non-native California annual grassland (annual brome grassland), ice plant mats, coyote brush scrub-California sagebrush scrub, deer weed scrub, and arroyo willow thickets. Purple needlegrass (*Stipa pulchra*) was identified during the focused floristic survey. However, the amount of needlegrass identified is below the 0.25-acre criteria established in the Santa Barbara County Environmental Thresholds and Guidelines Manual (County of Santa Barbara, 2008). No special-status plant species were observed during the focused floristic and special-status plant species survey. The project site contains native and non-native trees including one coast live oak (*Quercus agrifolia*) tree, one arroyo willow (*Salix lasiolepis*) tree, and one Aleppo pine (*Pinus halepensis*) tree. The Oak and Arroyo willow trees are protected under the OCP. Inclusion of the mitigation measure below (OCP Mitigation BIO-26) addressing OCP EIR impact BIO-31, tree removal, would reduce project specific impacts to native trees to less than significant (class II).

*Impacts to special status wildlife species:* Based on Dudek's habitat suitability analysis, of the 37 special-status wildlife species that have been documented within the nine quadrangles associated with the proposed project, 10 have the potential to occur based on existing habitat and previous documented occurrences of the species. Special-status wildlife species with potential to occur on the project site include American badger, hoary rat, pallid bat, Yuma myotis, burrowing owl, loggerhead shrike, white-tailed kite, coast horned lizard, coast patch-nosed snake, silvery legless lizard, California tiger salamander (CTS), and California red-legged frog (CRLF).

The southern portion of the project site is located within the identified range of CTS. At the time of the OCP EIR certification, CTS was not listed as an endangered species. However, since that time CTS has been Federally and State listed as an endangered species, and is protected under the Endangered Species Act. According to the Biological Report prepared for the project, the project site is located outside of CTS Eastern Santa Maria Metapopulation Area (ESMMA) and West Los Alamos/Careaga Metapopulation Area (WLACMA), and outside of designated critical habitat areas. The nearest known CTS breeding ponds to the project site are located approximately 2.5 miles to the north and east, and 2.0 miles to the south, beyond the maximum dispersal distance of CTS from breeding pools (1.1 to over 1.4 miles). Additionally, urban development, agriculture, oil fields, steep topography, and major roadways including Highway 101 and Clark Avenue, separate the metapopulations and documented occurrences (i.e. breeding pools) from the project site. Therefore, the distance and physical barriers between the project site and breeding pools would eliminate the potential for CTS to occur on-site. No additional surveys or recommendations are required for this species.

CRLF habitat consists of lowlands and foothills in or near permanent sources of deep water with dense shrubby or emergent riparian vegetation. According to the Biological Report prepared for the project, CRLF require 11 to 20 weeks of permanent water for larval development and must have access to aquatic habitat. Orcutt Creek is located approximately 1,700 feet to the south of the project site. This segment of

Orcutt Creek contains water intermittently and is void of shaded pools with a depth of greater than two feet. Therefore, it is unlikely to support aquatic or semi-aquatic special-status species such as CRLF. The distance from known CRLF breeding pools and physical barriers that separate them from the project site would eliminate the potential for CRLF to occur on-site. No additional surveys or recommendations are proposed for this species.

No direct observations of special-status wildlife species occurred during surveys of the project site. Mitigation measures included below requiring pre-construction surveys for special status mammal and bird species would reduce any potentially significant impacts to special-status wildlife species to less than significant (class II).

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures below have been amended and expanded in order to reflect updated language and project specific details. These mitigation measures in conjunction with the site-specific mitigation measures below would reduce the significance of impacts referenced above. However, cumulative impacts to Biological Resources resulting from full build-out of the OCP would remain Significant and Unavoidable (Class I). In approving the OCP, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

- 1. Mitigation BIO-26: Tree Protection and Replacement Plan.** In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance including grading for buildings, access ways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:
  - a. An exhibit showing the location, diameter and critical root zone of all native [and specimen] trees that are located onsite for preservation within 25 feet of ground disturbance.
  - b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The applicant shall place signs stating “tree protection area” at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to zoning clearance issuance and shall remain in place throughout all grading and construction activities.
  - c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.
  - d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

- e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
- f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
- g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
  - i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
  - ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.
  - iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.
- h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- i. No permanent irrigation shall occur within the critical root zone of any native [or specimen] tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
- j. Only trees designated for removal on the approved tree protection plan shall be removed.
- k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

**Plan Requirements and Timing:** This requirement shall be recorded with the final map. Prior to zoning clearance issuance, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to P&D for review and approval. All aspects of the plan shall be

implemented as approved. Prior to zoning clearance issuance, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D to guarantee tree replacement, if required. Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

**Monitoring:** Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires Permit Compliance staff signature.

2. **Arborist Report.** The Owner/Applicant shall hire a P&D-approved arborist/biologist to evaluate all proposed native tree and shrub removals within 25 ft of potential ground disturbances. The arborist/biologist report shall present biologically favorable options for access roads, utilities, drainages and structure placement taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible.

**Plan Requirements and Timing:** The Owner/Applicant shall submit the above report to P&D for review prior to Zoning Clearance. Recommendations in the report shall be incorporated into the project prior to Zoning Clearance.

**Monitoring:** P&D processing planner shall check all plans for incorporation of recommendations and P&D compliance monitoring staff shall site inspect as appropriate.

3. **Special-Status Bats Avoidance and Minimization.** Pre-construction surveys for roosting bats shall be conducted by a County-approved qualified biologist no more than 30 days prior to vegetation removal and shall be completed in accordance with the Biological Report completed for the project (Dudek, April 2017 revised May, 2019). If active roosts are located, all construction work shall be conducted outside a buffer zone from the roost to be determined by the County-approved qualified biologist. Work may resume within this buffer zone when the County-approved qualified biologist determines that bats are not occupying roosting trees. To the extent feasible and if applicable, night time work shall be kept to a minimum and lighting used shall be as dim as legally possible. Lighting should be directed to where it is needed to avoid light spillage and any upward lighting should be minimized.

**Plan Requirements and Timing:** The name, qualifications, scope, and contact information for the County-approved surveying biologist must be submitted to P&D compliance monitoring staff in advance of the surveys. A report of the results of the bat survey shall be submitted to P&D compliance monitoring staff for review and approval prior to initiation of ground-disturbing activities.

**Monitoring:** P&D compliance monitoring staff will review and approve reports. A County-approved qualified biologist shall be present during the initial ground-disturbing activity within identified roosting habitat.

- 4. Nesting Bird Surveys.** For grading or construction activities occurring during the nesting season (generally February through August), pre-construction surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a County-approved qualified biologist no more than 30 days prior to the start of grading and construction activities. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the County-approved qualified biologist. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. The County-approved qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.

**Plan Requirements and Timing:** Pre-construction surveys shall be conducted during the time when birds are active, and shall be sufficient to reliably conclude presence/absence. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D compliance monitoring staff in advance of the surveys. A report of the nesting bird survey results, if applicable, shall be submitted to P&D compliance monitoring staff for review and approval prior to initiation of ground disturbance activities.

**Monitoring:** Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults.

- 5. American Badger Avoidance and Minimization.** A minimum of 30 days prior to the initiation of ground disturbing activities, a survey for badger burrows shall be conducted within the disturbance footprint by a County-approved biologist. If the project is phased, a survey shall be required prior to each phase of construction. Dens found within the survey area shall be mapped and monitored using a tracking medium, remote camera system, and/or spotlighting at night for a minimum of three days to assess the presence of badgers. Inactive dens shall be collapsed by hand with a shovel to prevent badgers from re-using them during construction. Active dens located within the survey area shall be avoided during the breeding season (March 1 through June 30). A minimum buffer of 50 feet around the active den within the project site shall be demarcated by construction fencing. The fencing shall be installed one foot above ground to permit movement of badgers in and out of the buffer zone. Once the biologist has determined that active dens are no longer in use, the den shall be collapsed by shovel. Prior to grading activities occurring outside of the breeding season, badgers may be discouraged from using currently active dens by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den would be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project study area, the dens would be collapsed by hand with a shovel.

**Plan Requirements and Timing:** The name, qualifications, scope, and contact information for the County-approved surveying biologist must be submitted to P&D in advance of the surveys. A report of the results of the badger survey shall be submitted to P&D compliance monitoring staff for review and approval prior to initiation of ground-disturbing activities.

**Monitoring:** P&D compliance monitoring staff will review and approve reports. A County-approved qualified biologist shall be present during the initial ground-disturbing activities.

- 6. Blainville’s Horned Lizard, Coast Patch-nosed Snake, and California Legless Lizard.** At a minimum of 30-days prior to the initiation of ground disturbing activities and vegetation removal, a County-approved biologist shall conduct a pre-construction survey for Blainville’s horned lizard, coast patch-nosed snake, and California legless lizard. If the project is phased, a survey shall be required prior to each phase of construction.

**Plan Requirements and Timing.** The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. Proposed relocation areas shall be identified and approved by P&D prior to beginning the work. A report of the results of the capture and relocation efforts shall be submitted to P&D for review prior to initiation of ground-disturbing activities.

**Monitoring:** P&D compliance monitoring staff shall review the reports for compliance and shall inspect the site during construction to ensure compliance.

- 7. Burrowing Owl Avoidance and Minimization.** Pre-construction surveys shall be conducted for by a County-approved qualified biologist for burrowing owls in accordance with *Appendix D. Breeding and Non-breeding Season Surveys and Reports in the Staff Report on Burrowing Owl Mitigation* (CDFG 2012). Surveys should include conducting 4 survey visits: 1) at least one site visit between February 15<sup>th</sup> and April 15<sup>th</sup>; and 2) a minimum of three survey visits, at least three weeks apart, between April 15<sup>th</sup> and July 15<sup>th</sup>, with at least one visit after June 15<sup>th</sup>.

**Plan Requirements and Timing.** The name, qualifications, scope, and contact information for the County-approved surveying biologist must be submitted to P&D compliance monitoring staff in advance of the surveys.

**Monitoring:** P&D compliance monitoring staff will review reports and P&D will approve reports. The applicant shall retain a qualified County-approved biologist to monitor all construction activities as warranted to ensure compliance.

Residual Impacts: Implementation of the above mitigation measures, in conjunction with the measures presented in section 5.2 of OCP EIR Volume I would reduce impacts to less than significant (Class II). Cumulative impacts to biological resources resulting from full build-out of the OCP would remain Significant and Unavoidable (Class I). In approving the OCP, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

## **2. Geology/Soils/Flooding**

### Setting Identified in 95-EIR-01

The project site is located in a low risk area based on the Seismic Safety Geological Problems Index. Severity of high groundwater and expansive soils are listed as low to moderate. The soils which underlie the site include Marina sand and Garey sandy loam series. The erosion and runoff hazards associated with these soils range from low to high. Runoff from Key Site 2 generally drains north towards Clark Avenue. A small drainage ditch is located on the western portion of the site running from the existing mobile home



park towards Clark Avenue. Excess water onsite tends to pool in depression areas along Clark Avenue where it percolates into the ground or evaporates.

### Impacts Anticipated in 95-EIR-01

Sections 5.4 & 5.5 of the OCP EIR Volume I anticipated the following general impacts to result from future development on the site (please refer to 95-EIR-01 for a full discussion of these impacts):

- **GEO-2:** Blowing sand
- **GEO-3:** Seismic hazards
- **FLD-3:** Increased storm flows from impervious surfaces
- **FLD-8:** Inadequate drainage plans/facilities
- **FLD-10:** Maintenance of flood channels/regional basins
- **FLD-11:** Increased storm flows, erosion and sedimentation and flooding

The following site-specific impacts were also identified:

- **Impact KS2-FLD-1: Construction related erosion.** Grading and construction activities associated with build-out on the project site could result in increased erosion of soil materials creating a *potentially significant* short-term impact to the surrounding residences.
- **Impact KS2-FLD-2: Increased runoff.** Construction of approximately 15-acres of impervious surfaces associated with development of the project site could increase runoff resulting in a *potentially significant* impact to the residences along Clark Avenue and Orcutt Creek.

### Changes in Project Impacts

The OCP EIR (95-EIR-01, certified 7/22/97) analyzed the potential environmental impacts resulting from the future construction of approximately 283,500 sq. ft. of commercial development on the 18.2 acres which comprise Key Site 2. The proposed project includes 42,921 sq. ft. of commercial development proposed on a 5.95 acre portion of Key Site 2 (APN 129-280-001), leaving approximately 240,579 sq. ft. of development which could be located on the remaining approximately 12 acres of the Key Site (APNs 129-280-003, -004). These parcels are undeveloped and are under separate ownership. Any future development on these parcels will require the submittal of permit applications and review of the project's potential impacts to the environment under the California Environmental Quality Act. Due to the smaller scale of actual development proposed versus what was planned in the OCP, the level of impacts are anticipated to be at the same or less levels than the analysis afforded in 95-EIR-01. As a result, no new impacts associated with the proposed development to geology, soils or flooding would occur and no new mitigation measures, other than those anticipated in the OCP EIR, would be required to reduce any potential impacts to less than significant levels.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. These mitigation measures in conjunction with the site-specific mitigation measures would reduce the significance of impacts referenced above.

**8. Mitigation GEO-6** (*addresses Impact GEO-2*): Landscape plans shall be required for all new development in areas of sandy soils to ensure re-vegetation of graded areas. All landscape plans shall be reviewed by the County BAR; landscape securities (bonds) shall be required unless expressly waived by P&D. Two performance securities shall be provided by the applicant prior to zoning clearance issuance, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for three (3) years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security two (2) years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property. The installation security shall guarantee compliance with the provision below:

- a. Installation of all landscaping and irrigation with timers in accordance with the approved landscape plan prior to occupancy clearance.

**Monitoring:** P&D shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

**9. Mitigation GEO-7, -8, -9, -10, -11 and FLD-11** (*addresses Impacts GEO-2; KS2-FLD 1, and 2; and FLD-3, 8, 10 and 11*): A grading, erosion control, and drainage plan which minimizes erosion/sedimentation and unstable slopes shall be implemented, including the following:

- a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, sand bags, etc. shall be used to prevent erosion on slopes and siltation during grading and construction activities.
- b. Graded areas shall be re-vegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If necessary, as determined by Planning and Development (P&D), irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
- c. Exposed areas shall be watered at the end of each work period or more frequently as conditions require.
- d. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a P&D Building & Safety approved erosion control plan is in place and all measures therein are in effect.
- e. Exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the P&D Grading Division and Air Pollution Control District.

- f. Where necessary, site preparation shall include the removal of all or a portion of the collapsible soils and replacement with compacted fill, or pre-collapsing of the on-site soils by ponding water prior to construction.
- g. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
- h. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to zoning clearance issuance for grading.
- i. All surface water runoff shall be culverted and diverted to avoid exposed slopes and directed to the nearest natural drainage channel across an energy-dissipating outfall.
- j. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively.
- k. Cut and fill benches shall be constructed at regular intervals.
- l. A detailed geological and soils engineering study addressing structure sites and access roads shall be prepared to determine structural design criteria, as recommended by the P&D Building and Safety Division. The study shall be submitted for review and approval by Building and Safety.
- m. Ground disturbances and development on slopes of 20 percent or greater shall be avoided, unless such avoidance would prohibit development.
- n. The applicant shall post a bond with the County and hire a P&D-qualified geologist or soils engineer prior to zoning clearance issuance for grading, and to ensure that erosion is controlled and geologic mitigation measures are properly implemented.

**Plan Requirement and Timing:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify Permit Compliance prior to commencement of grading. Components of grading plans shall be implemented prior to occupancy clearance.

**Monitoring:** Permit Compliance will photo document re-vegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

- 10. Mitigation-FLD-7, 8** (*addresses Impacts FLD-3, 8, and 11*): To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design.

**Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The plans shall be submitted to P&D for review prior to zoning clearance issuance.

**Monitoring:** P&D building and safety inspectors shall site inspect for installation.

- 11. Mitigation-FLD-10** (*addresses Impacts FLD-3, 8, and 11*): Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.

**Plan Requirements and Timing:** Plans shall be submitted for review and approval by P&D and Flood Control prior to issuance of zoning clearance for grading. Structures shall be installed during grading operations.

**Monitoring:** P&D permit compliance planner shall review plans for compliance. P&D building and safety building inspector shall site inspect to confirm compliance.

Residual Impacts. Implementation of the above mitigation measures, in conjunction with the measures presented in sections 5.4 and 5.5 of OCP EIR Volume I would reduce impacts to less than significant (Class II). Cumulative impacts to geology and soils resulting from full build-out of the OCP would remain Significant and Unavoidable (Class I). In approving the OCP, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

### **3. Water Resources**

#### Setting Identified in 95-EIR-01

Currently, all fresh water within the Santa Maria Valley is supplied by groundwater from the Santa Maria Groundwater Basin (SMGB). The basin underlies approximately 110,000 acres of land, including the entire community of Orcutt, and has a storage capacity of 1.5 million acre feet. Water quality in the Orcutt storage unit of the SMGB is superior relative to other parts of the SMGB and has the highest concentration of municipal wells. However, the pumping depressions which this creates reduce municipal water quality by drawing in poorer quality water from adjacent areas.

Orcutt Community Plan Policy WAT-O-2 requires that the water demand of new development under the Orcutt Community Plan be supported by supplemental water supplies, rather than an increase in groundwater pumpage and overdraft of the SMGB. The only supplemental supply recognized by the County to date has been the State Water Project (SWP) entitlement held by the two SWP contractors located within the Santa Maria Groundwater Basin: Golden State Water Company and the City of Santa Maria.

### Impacts Anticipated in 95-EIR-01

Section 5.6 of the OCP EIR Volume I anticipated the following general impacts to result from future development of this and other sites (please refer to 95-EIR-01 for a full discussion of these impacts):

- **WAT-1:** Increased overdraft by 2006
- **WAT-2:** Increased overdraft at buildout

The following site-specific impact was also anticipated:

- **Impact KS2-WAT-1, Long Term Increase in Water Demand:** The County's Environmental Thresholds and Guidelines Manual identifies the threshold for the Santa Maria Groundwater Basin as 25 Acre Feet per Year (AFY) and Water Duty Factors for a commercial development to average 2.05 AFY/acre. Development of 283,500 square feet of commercial space would use approximately 37 AFY which would significantly impact groundwater resources.

### Changes in Project Impacts:

Water service for the proposed project would be provided by the Golden State Water Company. The proposed project includes 42,921 sq. ft. of commercial development proposed on a 5.95 acre portion of Key Site 2 (APN 129-280-001), leaving approximately 12 acres of the Key Site (APNs 129-280-003, -004) undeveloped. These parcels are under separate ownership and any future development on these parcels will require the submittal of separate permit applications and review of the project's environmental impacts under the California Environmental Quality Act.

The proposed project would be constructed at a density which is less than that what was identified in the OCP EIR (42,921 sq. ft. vs 283,500 sq. ft.) with a water demand of 12.79 AFY which is below the identified 25 AFY threshold of significance for the Santa Maria Groundwater Basin. Since less water would be needed for the project than anticipated and the water demand for the project is below the identified County thresholds of significance, no mitigation is required to address site specific impact KS2-WAT-1. The applicant has entered into a water service contract with the City of Santa Maria and Golden State Water Company to purchase 12.79 acre feet of supplemental water, as required by OCP policies. Therefore, the project has complied with OCP Policies WAT-O2, WAT-O5 and OCP Development standards WAT-O-2.1 and WAT-O-2.3. No new impacts associated with the proposed development would occur and no new mitigation measures would be required. The remaining mitigation measures identified in 95-EIR-01 have been applied to the project consistent with the OCP EIR and applicable OCP development standards.

Mitigation Measures identified in 95-EIR-01. The following mitigation measure presented in Section 5.6 of the OCP EIR would reduce site-specific and cumulative impacts associated with the project's anticipated water demand. Cumulative impacts to water resources resulting from full build-out of the OCP would remain Significant and Unavoidable (Class I). In approving the OCP, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

**12. Mitigation WAT-4** (*addresses Impacts WAT-1 and 2*): The County requires that the maximum feasible water conservation measures be included in all new development projects. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to zoning clearance the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D for review and approval prior to zoning clearance issuance. Prior to occupancy clearance, landscape and irrigation shall be installed. **Monitoring:** Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

Residual Impacts. Implementation of the above mitigation measure, in conjunction with the measures presented in section 5.6 of OCP EIR Volume I, could reduce impacts associated with the project's anticipated water demand. However, the impacts referenced in this section would be considered Significant and Unavoidable (Class I) due to the condition of long-term overdraft of the Santa Maria Groundwater Basin. In approving the OCP, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

#### **4. Archaeological Resources**

##### Setting Identified in 95-EIR-01

The project site was surveyed in 1995 for the presence of onsite cultural and prehistoric resources and none were identified. According to the OCP EIR, based on the results of this survey and based on geographic location, it is unlikely that prehistoric resources exist below the ground surface.

##### Changes in Project Impacts

The OCP EIR states that the project site has been previously surveyed for the presence of onsite cultural and prehistoric resources and none were identified. A records search completed by the Central Coast Information Center (CCIC) confirmed that the project site has been surveyed twice, once by Loren Santoro and A. George Toren in 1995 and once by David Stone in 2005. No sites were identified on the parcel in question during these surveys. There are also no sites or historic resources mapped within a 2,000-foot radius of the subject parcel. Due to the smaller scale of actual development proposed versus what was planned in the OCP, the level of impacts are anticipated to be at the same or less levels than the analysis afforded in 95-EIR-01. As a result, no new impacts associated with the proposed development to archaeological resources would occur, and no new mitigation measures, other than those anticipated in the OCP EIR, would be required to reduce any potential impacts to less than significant levels.

### Impacts Anticipated in 95-EIR-01

The increased population resulting from full build-out of the OCP is likely to increase incidents of pilferage and vandalism to significant cultural sites. This impact would be considered potentially significant and unavoidable (Class I). The following cumulative impacts were identified in the OCP EIR. No site specific impacts to Archaeological Resources are identified for Key Site 2.

- **Impact ARCH-1: Destruction of resources.** Build-out of the Community Plan would result in *potentially significant* impacts to archaeological resources due to the destruction of pre-historic resources as a direct result of surface and subsurface grading
- **Impact ARCH-2: Increased pilferage and vandalism.** Build-out of the Community Plan would result in *potentially significant* impacts to archaeological resources due to increased incidents of pilferage and vandalism.

Mitigation Measures Identified in 95-EIR-01. The following general mitigation measure from Section 5.7 of the OCP EIR Volume I were identified to reduce impacts to a less than significant level. The mitigation measure has been amended and expanded in order to reflect updated language and project specific details.

**13. Mitigation ARCH-10** (*addresses impacts Arch-1, Arch-2*): In the event that archaeological or paleontological remains or historical artifacts are uncovered during construction on any site, excavation shall be temporarily suspended and redirected until a County-qualified archaeologist and, as applicable, a Native American representative or historic archaeologist are retained by the applicant to evaluate the find, in accordance with the provisions of CEQA Guidelines Section 15064.5 (f). If a cultural resources site is found, Orcutt Community Plan 95-EIR-01 Mitigation Measures ARCH-1 through ARCH-9 shall apply. In the event burials are encountered, they shall be treated according to procedures set forth in the Archaeological Resource Protection Act and implementing regulation (43 CFR Part 7), CEQA Guidelines Sections 15064.5 (e), and the Public Resources Code Section 5097.98. These California State and local procedures require notification of the appropriate local coroner to determine the origin of the remains. If the remains are of Native American origin, procedures established by Public Resources Code Section 5097.98 regarding Native American consultation will be followed. The above measures shall be applied consistent with the most current provisions of CEQA, the archaeological guidelines of Santa Barbara County, the State Office of Historic Preservation, and the State of California Native American Heritage Commission.

**Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all overall project grading and building activities.

**Monitoring:** Planning and Development shall check plans prior to zoning clearance issuance and shall field check development operations.

Residual Impacts. Implementation of the above mitigation measures, in conjunction with the measures presented in section 5.7 of OCP EIR Volume I would reduce impacts to less than significant (Class II).

Cumulative impacts to archaeological resources resulting from full build-out of the OCP would remain Significant and Unavoidable (Class I). In approving the OCP, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

## **5. Traffic/Circulation**

### **Setting Identified in 95-EIR-01**

The project site is located south of Clark Avenue, west of Highway 101 and east of Stillwell Road. Surrounding intersections include Clark Avenue/Stillwell Road and Clark Avenue/Highway 101. Existing access to the site includes the Sunny Hills Mobile Home access road which bisects the site from Clark Avenue south across the project site. All of the roadways and intersections in the southern Orcutt area operate at acceptable levels of service. According to the OCP EIR, existing traffic levels are 17,600 Average Daily Trips (ADTs) on Clark Ave., and 1200 ADTs on Stillwell Rd.

*Trip Generation:* Based upon standard trip generation rates, development of the site with a 283,500 sq. ft. shopping center would generate a potential increase in traffic to approximately 13,540 ADTs with 1,273 Peak Hour Trips (PHTs). However, based upon typical trip characteristics for such shopping centers, about 35% of these trips would be passerby vehicles that are already on the circulation network which would utilize the center as part of other already occurring trips. Thus, actual net increases in traffic would be 8,800 ADTs with 828 PHTs.

*Circulation.* According to the OCP, based upon the trip distribution identified in the Orcutt traffic model, it is estimated that approximately 98% of projected generated traffic (8,624 ADT / 812 PHT) would utilize Clark Avenue to access the site, with about 2% (176 ADT / 16PHT) using the extension of Woodmere from the north through Key Site 1 (if approved). Of the trips using Clark Avenue, approximately 65% would travel from Highway 1 to the east through Orcutt (3,018 ADT / 284 PHT) and an estimated 35% would travel from US Hwy 101 to the east (3,018 ADT / 284 PHT).

### **Impacts Anticipated in 95-EIR-01**

The OCP EIR anticipated that the increase in traffic from development of the site would result in a Level of Service (LOS) C or better at the Clark Avenue/Stillwell Road and Bradley Road intersections, and LOS E/F at the Clark Avenue/Highway 101 interchange. Section 5.9 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

- **CIRC-1 & 15:** Significant overall increases in traffic volumes/delays
- **CIRC-2 & 16:** Traffic volume increase to unsignalized intersections,
- **CIRC-6 & 25:** Blosser Road/Clark Avenue congestion turning movements
- **CIRC-7 & 30:** Stillwell Road s/o Clark Ave. congestion
- **CIRC -12 & 33:** Clark Avenue/Woodmere extension
- **CIRC-14:** Alternative Transportation Mode Deficit
- **CIRC - 21:** Clark Avenue/Bradley Road traffic delays - congestion



- **CIRC-22:** Clark Avenue/Stillwell Road
- **CIRC-35:** Alternative Transportation Mode Deficit

The following Key Site 2 site-specific impacts are also identified:

- **Impact KS2-CIRC-1: Turning movement safety hazards.** Project related traffic would create potentially significant impacts in turning movement conflicts for travelers entering and existing Highway 101 at the intersection with Clark Avenue and traffic turning on and off the site.
- **Impact KS2-CIRC 2: Increased traffic generation at Clark Avenue/Highway 101 interchange.** An estimated 30% of the project-generated PHTs would come from the east creating potentially significant impacts to the Clark Avenue / Highway 101 interchange.

Generally, the cumulative impacts identified are associated with the LOS of roadways and intersections in the Orcutt and Santa Maria area. The impacts identify roadway sections and intersections that need to be improved as the community is built-out in order to keep service at acceptable levels (For a full discussion of the cumulative impacts please see OCP 95-EIR-01) .

#### Changes in Project Impacts

The OCP EIR determined that the development of approximately 283,500 sq. ft. of commercial development on Key Site 2 would generate 8,800 ADTs with 828 PHTs. A Traffic and Circulation Study (Associated Transportation Engineers, March 27, 2019) was completed for the proposed project, which includes 42,921 sq. ft. of commercial development on the project site. Existing ADT volumes for the study-area roadways were obtained from traffic counts conducted in January, 2019. The operational characteristics of the study-area roadways were analyzed based on the County's engineering roadway design capacities. The existing intersection operations show that the study-area intersections currently operate acceptably at a LOS C or better with existing traffic volumes, meeting the County's LOS C standard.

Trip generation estimates were calculated for the project using rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition, 2017, 9<sup>th</sup> Edition, 2012, 3<sup>rd</sup> Edition, August 2014). According to the data included in the traffic study, the proposed project is forecast to generate a total of 6,036 ADTs with 513 PHTs occurring in the PM peak hour. Of those total trips, 3,350 ADTs and 287 PM PHTs would be primary trips that would be considered new to the study-area. The study-area roadways are forecast to carry volumes within their acceptable capacity ratings under existing plus project conditions, and the project would not significantly impact the study-area roadway segments based on County thresholds. The existing plus project levels of service were also evaluated and the data from the traffic study shows that study-area intersections would continue to operate at LOS C or better with existing plus project traffic volumes, which meets the County's LOS C standard. Therefore, the proposed project would not significantly impact the study-area intersections based on the County's project specific impact thresholds.

The proposed project will share access with the Key Site 4 project located directly to the west. The Key Site 4 retail commercial project has been approved by the County and is under construction. The traffic

study includes analysis for the proposed project assuming that both the Key Site 2 and Key Site 4 projects are constructed and operational. The roadway volumes under this scenario show that the study-area roadways are forecast to carry volumes within their acceptable capacity ratings. The proposed project would not significantly impact the study-area roadway segments based on County thresholds, and study-area intersections would continue to operate at a LOS C standard.

The traffic generated by the approved and pending projects was added to the existing traffic volumes to develop a cumulative traffic volume forecast assuming development of the approved and pending projects located within the OCP area. For the Key Sites located within the study area (Key Sites 1, 3, and 4), the cumulative traffic forecast was developed based on the trip generation and trip distribution data presented in the OCP Key Sites 1-4 Build-out Traffic Analysis (Pinnacle Traffic Engineering, August 2017, updated August 2018). The results of this study show that the study-area roadways are forecast to carry volumes within their acceptable capacity ratings under the cumulative plus project traffic conditions. The proposed project would therefore not generate significant cumulative impacts to the study-area roadway segments based on County thresholds. A full build-out analysis was completed assuming the development of the remainder portions of Key Site 1 and Key Site 2 which were not included in the cumulative analysis. The study-area roadways are forecast to carry volumes within their acceptable capacity ratings under build-out conditions. The analysis confirms that the current improvement designs proposed for the new Clark Avenue/Key Site 1/2 intersection would operate in the LOS B-C range and will accommodate future volumes with full build-out of Key Sites 1-4.

Cumulative plus project LOS was calculated for the study-area intersections assuming the traffic volumes presented in the traffic study. The data presented shows that the US 101 North Bound/Clark Avenue intersection is forecast to operate at LOS F with cumulative and cumulative plus project traffic volumes. The project's additional traffic (63 PM PHTs) would exceed the County's impact threshold and would result in a cumulative impact at this location. Required improvements for this intersection included as part of the proposed Orcutt Marketplace Project on Key Site 1 would mitigate the project's cumulative impacts at the US 101 North Bound/Clark Avenue intersection to less than significant (Class II). The proposed project would be required to pay traffic mitigation fees to off-set its traffic contribution and provide funds for the construction of the improvements. The improvements include widening the south side of Clark Avenue between the project site and US 101 southbound ramps to provide two eastbound lanes, reconstruction of the Clark Avenue/US 101 Northbound ramps, signaling of the Clark Avenue/US 101 Northbound intersection and restriping both ramp intersections and the overpass to maximize eastbound flow to the Northbound on-ramp.

As noted above, the proposed project includes the construction of 42,921 sq. ft. of commercial development on APN 129-280-001, a 5.95 gross acre portion of Key Site 2. The OCP EIR anticipated the development of approximately 283,500 sq. ft. of commercial development on the entirety of Key Site 2 which is approximately 18 acres in size. The traffic analysis completed for the proposed project indicates that the level of impacts to traffic resulting from the proposed project are anticipated to be at the same or less levels than the analysis completed in the OCP EIR (95-EIR-01). This includes impacts resulting from full-build-out of the OCP (including the surrounding Key Sites 1, 3 and 4 projects), the remainder portions of Key Site 2, as well as cumulative impacts. As a result, no new impacts associated with the proposed development to traffic/circulation would occur and no new mitigation measures, other than those

anticipated in the OCP EIR, would be required to reduce any potential impacts to less than significant levels.

Mitigation Measures Identified in 95-EIR-01. All of the identified cumulative mitigation measures require new development to pay fees so that the County can continue to study traffic flows and construct necessary roadway improvements. The following site specific mitigation measure would reduce site-specific impacts associated to traffic and circulation to a level of less than significant (Class II). The mitigation measure has been amended and expanded in order to reflect updated language and project specific details.

**14. Mitigation KS2-CIRC-1 and 2: Traffic/Circulation Fees** (*addresses impacts KS2-CIRC-1 and 2*). In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees (DIMF) to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$1,050,557.00 (August 14, 2019). This is based on a retail commercial project type. **Plan Requirements and Timing:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st). **Monitoring:** P&D building and safety shall confirm fee payment prior to final building permit inspection.

As mentioned above, the proposed project would be constructed at a lower density than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to traffic/circulation than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary.

Residual Impacts. Residual impacts are identified in the OCP EIR to remain significant and unavoidable (Class I) since mitigation measures are not sufficient to offset the increase in traffic incurred by the development. The Board of Supervisors found that the adverse impacts identified in the OCP EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the OCP.

## **6. Fire Protection**

### Setting Identified in 95-EIR-01

Fire protection service for the Orcutt area is provided by the Santa Barbara County Fire Department. The project site would be served by County Station 22, located at 1596 Tiffany Park Court. Response time to this site would be 5 minutes or less. Back-up assistance would also be available from County Station 21, located at the airport at 3339 Skyway Drive. The Orcutt area has experienced a steadily increasing demand for fire protection service, and the existing level of service falls slightly below County standard of 1 fire fighter/4,000 residents (currently 1/4,066). The site is located within a County Fire Department designated "High Fire Hazard" area. The adopted "High Fire Hazard" area serves mainly for determining insurance rates. The Fire and Police Protection map created for the OCP EIR does not identify areas within Key Site 2 that are highly susceptible to wildfire hazards.

### Impacts Anticipated in 95-EIR-01

Section 5.14.1 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

- **FIRE-1:** Reduction in service ratio of fire fighters to population served
- **FIRE 3:** Wildland Fire Hazards

The following site-specific impacts are also anticipated:

- **Impact KS2-FIRE-1, Increased demand for fire protection services:** A commercial development of this size would generate an increase in emergency medical calls and would contribute to cumulative regional impacts on fire protection services, creating *potentially significant* impacts to fire resources.

### Changes in Project Impacts

The project site would continue to receive fire protection services from the Santa Barbara County Fire Department Station 22, located at 1596 Tiffany Park Court which is within a five minute response time to the project site. The proposed project includes the construction of 42,921 sq. ft. of commercial development on a 5.95 gross acre portion of Key Site 2. The OCP EIR anticipated the development of approximately 283,500 sq. ft. of commercial development on all of Key Site 2, which encompasses approximately 18 acres. The remaining undeveloped portions of Key Site 2 are under separate ownership, and future development of these parcels would require the submittal of separate permit applications for discretionary review and approval.

Construction of the proposed project would result in the introduction of additional development in a high fire hazard area. The County Fire Department has identified development standards that would adequately mitigate potential fire hazards on the site. These measures include requirements for specified road widths and adequate fire vehicle turnarounds, adequate site addressing, installation of fire hydrants where needed, adequate onsite water pressure and payment of fire mitigation fees. As discussed above, the proposed project includes less development than what was analyzed in the OCP EIR (42,921 sq. ft. vs

283,500 sq. ft.). Therefore, the proposed project would not cause greater impacts or additional impacts to fire protection than those that were identified. The mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. The mitigation measures would reduce impacts to fire protection to Less than Significant (Class II). The following general mitigation measures from Section 5.14.1 of the OCP EIR Volume I and site specific mitigation measures were identified to reduce the cumulative impacts to a less than significant level.

**15. Mitigation FIRE 1 and 3, KS2-FIRE-1** (*addresses Impacts FIRE-1, 3 and KS2-Fire-1*). The following fire protection measure shall be implemented to minimize fire hazards:

- a. *Fees.* Fire protection fees shall be paid.
- b. *Structural Requirements.* All new development shall adhere to building standards as outlined in the Uniform Fire Code, unless directed otherwise by the Fire Department. Building materials for all structures including residences, fences and accessory structures shall be constructed of fire resistant materials. P&D Building & Safety Class A roofing (i.e. non-combustible tile or asphalt composite shakes) shall be required for all future on-site structures. Where wood structural overhangs are used, eave vents and wood eave blocks are prohibited.
- c. *Access.* Adequate access shall be provided in accordance with Fire Department standards for road and driveway widths, all-weather surfaces, grades, and turn-arounds.

**Plan Requirements and Timing:** Fire protection components, including primary and secondary access routes, landscape plans, and structural requirements shall be submitted to Planning and Development (P&D) and the Fire Department for review and approval prior to zoning clearance issuance. Primary and secondary emergency access, fire hydrants, and landscaping shall be installed as part of initial tract improvements. Fire protection fees shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1<sup>st</sup>).

**Monitoring:** Site inspection for compliance shall be conducted by P&D personnel following initial tract improvements, prior to occupancy clearance, and as needed for vegetation management.

Residual Impacts. As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to fire protection than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary. With implementation of mitigation measures, residual impacts associated with fire hazards would be reduced to less than significant (Class II).

## 7. Solid Waste

### Setting Identified in 95-EIR-01

Solid waste collection service in Orcutt is provided by Waste Management (formerly Health Sanitation Service), a private refuse collection, recycling, and disposal company. Solid waste is transported to the City of Santa Maria landfill, a Class III solid waste disposal site located at the northeastern corner of the Santa Maria city limits adjacent to the Santa Maria River. This 290-acre landfill is the second largest in the County, and receives approximately 300 to 400 tons/day of waste (109,500 to 146,000 tons/year). Although this facility is fully permitted by the Regional Water Quality Control Board (RWQCB), its capacity has been limited due to concerns about its proximity to the Santa Maria River, and corresponding threat to water quality. The County maintains a threshold of significance for solid waste generation of 196 tons/year.

### Impacts Anticipated in 95-EIR-01

Section 5.14.3 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts).

- **SW-1:** Increase in Solid Waste from 10-Year Build-out
- **SW-2:** Increase in Solid Waste from Full Build-out
- **SW-3:** Increased Need for a New Landfill

The following site-specific impact is also anticipated:

- **Impact KS2-SW-1 Generation of Waste:** Build-out on the project site would generate approximately 340 tons of waster per year (285,000 sq. ft. x 0.0012 tons/sq. ft. = 340). This would create a potentially significant impact to solid waste by exceeding the County threshold of 196 tons/year.

### Changes in Project Impacts

The City of Santa Maria landfill is approaching its site life capacity, and is anticipated to close in the next 10 years. Once this landfill has reached capacity, solid waste from the project site would be transported to the new Integrated Waste Management Facility located in Los Flores Ranch Park in Santa Maria. As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to solid waste than those that were identified. Utilizing the formula provided in the OCP EIR for solid waste generation, the proposed project would be expected to generate approximately 51.5 tons of solid waste per year (42,921 sq. ft. x 0.0012 tons/sq. ft.), which is below what was estimated in the OCP site analysis and below the 196 tons/year threshold for project specific significance. The mitigation measures identified in the OCP EIR have been applied to the proposed project. No new mitigation would be necessary as there would be no new impacts.

Mitigation Measures Identified in 95-EIR-01. The following mitigation measures would reduce impacts from solid waste to less than significant (Class II).

**16. Mitigation SW-1 & SW-2** (*addresses Impacts SW-1, SW-2, SW-3 and KS2-SW-1*): The project shall be served by a recycling service which provides pick-up service of all accepted recyclable materials. If such a service is not available the applicant shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:

- a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
- b. Implementation of a curbside recycling program or participation in an existing program to serve the new development. If it is determined by Planning and Development that the curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to Planning and Development to implement a project-wide recycling program.

**Plan Requirement and Timing:** Prior to zoning clearance, the applicant shall submit a “Can-and-Will serve” letter from a resource recycling company that indicates service to the project will be provided. If service is unavailable the applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to zoning clearance issuance. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

**Monitoring:** P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

**17. Mitigation SW-4** (*addresses Impacts SW-1, SW-2, and SW-3*): To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to zoning clearance issuance, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities. **Monitoring:** Permit Compliance staff shall inspect periodically throughout grading and construction activities.

Residual Impacts: As mentioned above, the proposed project would be constructed at a lower density than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to solid waste than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary. Residual impacts to solid waste would remain significant and unavoidable (Class I). The Board

of Supervisors found that the adverse impacts identified in the OCP EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set for the in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the OCP.

## 8. Noise

### Setting identified in 95-EIR-01

Significant noise impact problems in Santa Barbara County are primarily associated with transportation facilities. The County's Environmental Thresholds and Guidelines Manual establishes 65 dB as the maximum exterior noise exposure compatible with noise-sensitive uses. Interior noise levels attributable to exterior sources should not exceed 45 dB when doors and windows are closed. Due to the site's proximity to Highway 101 and Clark Avenue, existing noise levels at Key Site 2 are generally high. The 60 dB contour extends approximately 197 feet from the centerline of Clark Avenue (approximately 160 feet into the site) and 426 feet from the centerline of Highway 101 (approximately 350 feet into the site). The 65 dB contour extends approximately 104 feet from the centerline from Clark Avenue (approximately 70 feet into the site) and 227 feet from the centerline of Highway 101 (approximately 150 feet into the site).

### Impacts Anticipated in 95-EIR-01

Section 5.10 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts).

- **NSE-1:** Noticeable noise level increase
- **NSE-3:** Construction related noise

The following site-specific impacts are also anticipated:

- **Impact KS2-NSE-1: Construction related noise.** Construction related to future development of the site, particularly the use of earth moving equipment, pile drivers, etc. would result in a short-term *potentially significant* impact to residents surrounding the site. Noise levels for residents along the site would likely exceed the interior and exterior thresholds.
- **Impact KS2-NSE-2: Long-term operational noise.** Noise from long-term operation of the commercial development, including trash compactors, air conditioning, delivery trucks, parking lot cleaning (due to typical early morning or late night hours), etc., will likely have *potentially significant* impacts on the surrounding residences.

### Changes in Project Impacts

As discussed in the OCP EIR, due to the site's proximity to Highway 101 and Clark Avenue, existing ambient day and nighttime noise levels at Key Site 2 are generally high (50-57 dB(A)). The OCP EIR identifies Key Site 2 as a site which may experience noise levels of 65 dB(A) or greater. In order to



evaluate the potential noise impacts associated with the proposed project, a Noise Analysis report was completed for the project (RECON Environmental Inc., February 10, 2017). According to this report, the primary noise sources associated with the proposed project include truck idling and loading/unloading activities at loading docks and for the gas station fueling tank, mechanical ventilation equipment, and carwash equipment. Other sources of noise would include vehicle noise from patrons and employees arriving at and leaving from the parking lot, landscaping maintenance, noise from the fast food drive-through speaker, and refuse collection. Temporary noise sources would include noise that is generated during grading and construction activities. Existing noise-sensitive land uses within 1,600 feet of the project site include mobile home parks to the south, and residential neighborhoods to the west. No noise-sensitive land uses are proposed as a part of the project. In order to buffer the adjacent mobile home parks from noise associated with the project, the project includes the construction of an 8-ft. tall CMU block wall to be installed along the property line between the existing mobile home park to the south and the project site.

The noise analysis includes updated noise measurements taken at three locations on the project site, and a worst-case scenario analysis of the potential impacts to surrounding noise-sensitive receptors (residences) from the project's noise sources including temporary grading and construction related noise. The results of the study indicate that noise sources, including vehicle noise from patrons and employees, landscape maintenance, refuse collection and noise from the fast food drive-through speaker would be less than County noise thresholds. The project's noise sources such as vehicles idling at the fast food drive-through, trucks idling and loading and unloading activities associated with the grocery store or gas station fueling tank, HVAC equipment, and car wash equipment (dryers) would have the potential to produce noise in excess of County thresholds (up to 71 dB(A)) at the existing mobile home park to the south. During nighttime hours (10:00 p.m. to 7:00 a.m.), noise levels may reach up to 49 dB(A) at this location. The inclusion of OCP mitigation measure KS2-NSE-2, requiring all outdoor noise generating devices to be shielded from surrounding residential developments, and the installation of silencers on the carwash dryers would reduce potentially significant impacts to less than significant (class II).

Grading and construction activities would occur within approximately 10 feet of residential uses in the Town and County Mobile Home Park to the south, within 240 feet of residential uses at Cimarron Estates to the west, and within approximately 150 feet of residential neighborhoods (Tiffany Park) to the north. Project construction noise would be generated by diesel engine-driven construction equipment used for site preparation and grading, loading, unloading, and placing materials and paving. Diesel engine-driven trucks would also bring fill soil and materials to the project site.

According to the project's noise analysis, construction activity levels have the potential to reach a maximum of 89 dB(A) at a distance of 50-ft. According to the Santa Barbara County Thresholds and Guidelines Manual, projects that propose grading or construction activities within 1,500 feet of noise-sensitive receptors (including single family dwellings) may result in a potentially significant impact. With the inclusion of mitigation measures below limiting the days and hours of noise generating construction activities, and the installation of temporary noise barriers during grading and construction activities, potentially significant impacts would be slightly reduced. However, because of the close proximity of residential homes, short-term construction related impacts would remain significant and unavoidable (class I). Project generated traffic would increase volumes on local roadways resulting in an increase in existing traffic noise levels. The noise study indicates that increases in cumulative traffic noise levels would be less

than 3dB(A) and direct traffic noise level increases associated with the project would be 1 dB(A) or less along adjacent roadways. This increase in noise from roadway traffic would be a less than significant impact and no mitigation is required.

The OCP EIR analyzed noise impacts associated with 10-year build-out of the Community Plan. The proposed project has been conditioned to include the mitigation identified to reduce short term impacts on neighboring residences caused by construction activities. However, as discussed above, because of the close proximity of residential homes, short-term construction related impacts would remain significant and unavoidable (class I). The Board of Supervisors found that the adverse impacts identified in the OCP EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set for the in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the Orcutt Community Plan. Therefore, the proposed project's impacts to noise are the same or less than those that were analyzed in the OCP EIR.

### Mitigation Measures

The following General Mitigation Measures from Section 5.10 of the main EIR (Volume I) shall apply to future development proposals on this site.

**18. Mitigation NSE-6** (*addresses impact NSE-3*): Temporary noise barriers providing for solid, continuous shielding at least 6-feet high (e.g., plywood, etc.) shall be used and relocated as needed to block line-of-sight between construction equipment and surrounding noise-sensitive uses to reduce construction noise.

**Plan Requirements and Timing:** The noise barriers shall be depicted on the grading plan, and reviewed and approved by P&D prior to zoning clearance for grading. The measure shall be implemented during grading and construction.

**Monitoring:** P&D Building Inspectors and permit compliance personnel shall verify as to plan in the field during grading and construction.

**19. Mitigation KS2-NSE-1** (*addresses impacts NSE-3, KS2-NSE-1*): In order to reduce construction noise impacts on surrounding properties, the following measures are required:

- a. Construction activity for site preparation and for future development shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
- b. Construction equipment generating noise levels above 95 dB may require additional mitigation.
- c. All construction equipment shall be properly maintained and muffled. Such equipment shall also be stationed centrally on the project site, at least 100 feet from surrounding uses.

**Plan Requirements and Timing:** Two (2) signs stating these restrictions shall be provided by the applicant and posted on site. Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

**Monitoring:** P&D building inspectors and permit compliance staff shall spot check and respond to complaints.

**20. Mitigation KS2-NSE-2** (*addresses impacts NSE-1, KS2-NSE-2*): Long-term operational noise levels shall be limited through implementation of the following measures:

- d. All outdoor noise generating devices, including air conditioners, fans, garbage compactors, etc., shall be shielded from the surrounding residential developments.
- e. Silencers shall be installed on carwash dryers.
- f. Delivery hours shall be limited to between the hours of 8:00 a.m. and 8:00 p.m.
- g. Parking lot cleaning shall be limited to weekend days between the hours of 9:00 a.m. and 9:00 p.m.

**Plan Requirements and Timing:** These measures shall be depicted on the project plans, and reviewed and approved by P&D prior to zoning clearance for grading and construction activities.

**Monitoring:** P&D Building Inspectors and permit compliance personnel shall verify as to plan in the field during grading and construction.

Residual Impacts: The proposed project would not cause greater impacts or additional impacts from Noise than those that were identified in the OCP. Implementation of the above mitigations, in conjunction with measures presented in section 5.10, would reduce long-term impacts to less than significant (class II). Because of the close proximity of residential homes, short term construction related impacts would remain significant and unavoidable (class I). The Board of Supervisors found that the adverse impacts identified in the OCP EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set for the in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the OCP.

## **9. Visual Resources/Open Space**

### Setting Identified in 95-EIR-01

The project site lies adjacent to Clark Avenue, one of the primary “gateway” roads into the community of Orcutt, and is also located adjacent to the “visual corridor” of Highway 101 which is eligible for designation as a State scenic highway. The site is highly visible from both Clark Avenue and Highway 101. The project site’s undeveloped grasslands and scattered trees along its boundaries with Highway 101 and Clark Avenue provide an open feeling to this entrance to the community. When combined with the undeveloped lands on Key Sites 1, 3, and 4, as well as other expansive open areas east of Highway 101 and the nearby Solomon Hills, the site is a key component of the semi-rural character to this community entrance point.

### Impacts Anticipated in 95-EIR-01

The OCP EIR states that development of the project site could lead to the construction of an estimated 283,500 sq. ft. of commercial space, most likely constructed as either a major community shopping center (e.g. market-drug store combination), or as a sub-regional shopping mall containing larger markets, home improvement stores, sporting goods, etc. In addition, it is likely that such a center would be accompanied by a number of fast food restaurants, gas stations, etc. The project would require parking areas along with extensive night lighting, signs, walls, etc.

Section 5.15 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

- **VIS-2:** Increased night lighting
- **VIS-4:** Unmaintained roadway medians and planter strips
- **VIS-5:** Degradation of views along gateway roads to the community
- **VIS-17:** Expansion of urban activities into existing rural open space
- **VIS-19:** Degradation of views from designated scenic corridors

The following site-specific impact was also anticipated:

- **Impact KS2-VIS-1: Change in Visual Character.** Construction of a major new shopping center on the site would create significant and unavoidable impacts to the current visual gateway to the community by introducing a highly urban use, with accompanying large buildings up to 35 feet high, fast food restaurants, extensive night lighting and acres of parking into what is now an undeveloped or predominately single family area, changing the visual gateway of the community from semi-rural to highly urban.

### Changes in Project Impacts

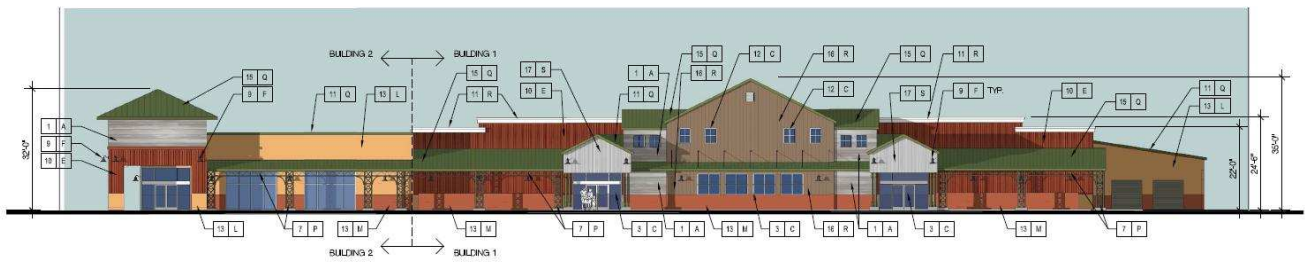
The proposed project includes 42,921 sq. ft. of commercial development proposed on a 5.95 acre portion of Key Site 2 (APN 129-280-001), leaving approximately 12 acres of the Key Site (APNs 129-280-003 and 129-280-004) undeveloped. These parcels are under separate ownership and any future development on these parcels will require the submittal of separate permit applications and review of the project's environmental impacts under the California Environmental Quality Act. Due to the smaller scale of actual development proposed versus what was planned in the OCP (42,921 vs 285,000), the level of impacts to visual resources and open space are anticipated to be at the same or less levels than the analysis afforded in the OCP EIR.

The proposed uses including a grocery store, gas station, drive-through restaurant, and general retail are uses that were anticipated in the OCP to be developed on Key Site 2. The project site is highly visible to the public from Clark Avenue and Stillwell Road as well as from views from Highway 101 north and south. Development of the site would alter the existing visual character of the site, as the site is currently vacant. The visual changes associated with the project will be greatest as seen from Clark Avenue, due primarily to the proximity of the proposed buildings along the roadway, and the proposed improvements to Clark Avenue which includes widening the roadway to provide for additional lanes and the installation of a new

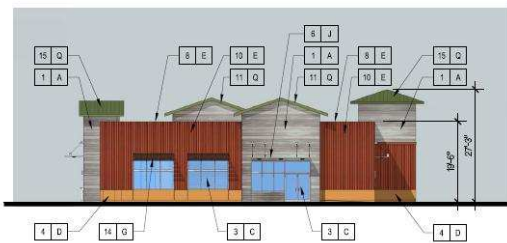
signalized intersection. Due to the existing topography and the project’s maximum height of 35-ft., the existing views of the hillsides to the south from Highway 101 would not be impacted by the proposed project.

Potentially significant impacts could result from visual incompatibility between the proposed project and the approved commercial development on the adjoining Key Site 4 property to the west if colors or building materials used on the exteriors of the proposed structures are drastically different than those used on that project. Additionally, impacts associated with night lighting spillover could result if exterior lighting installed on the site is excessive or directed towards the existing mobile home park located on the adjacent parcel to the south. The proposed structures are designed with architectural elements that support and enhance the semi-rural character of Orcutt and are consistent and visually compatible with the approved commercial development on Key Site 4 to the west, and the proposed development on Key Site 1 to the north. The proposed structures would not exceed the 35-ft. height limitation for the C-2 zone district. As depicted below, the proposed building materials are semi-rural in character and include reclaimed wood siding, galvanized metal roofing in “color leaf green”, corrugated corten steel siding, and natural rust finishes. Proposed paint colors include “warm tan”, “natural rust”, and “terra cotta”.

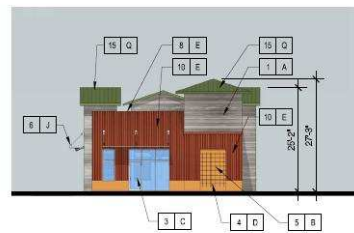
Proposed Elevations:



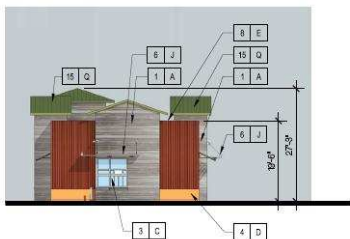
NORTH ELEVATION - COMMERCIAL BUILDING 1 & BUILDING 2



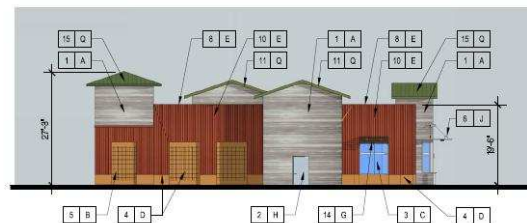
SOUTH ELEVATION - BLDG 3  
 1/16" = 1'-0"



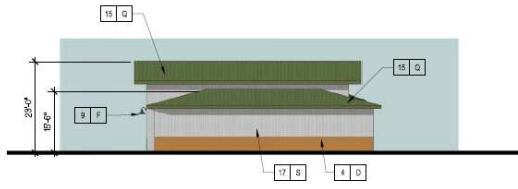
EAST ELEVATION - BLDG 3  
 1/16" = 1'-0"



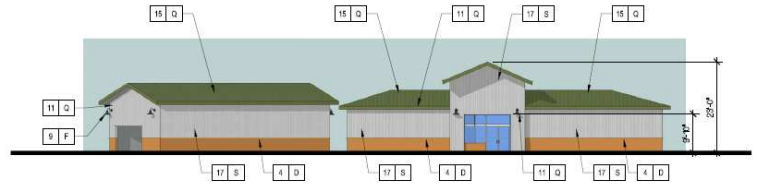
WEST ELEVATION - BLDG 3  
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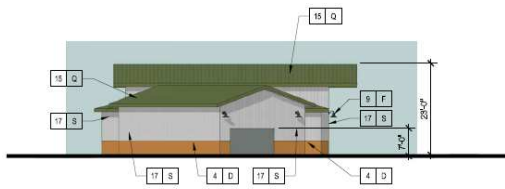
NORTH ELEVATION - BLDG 3  
 1/16" = 1'-0"



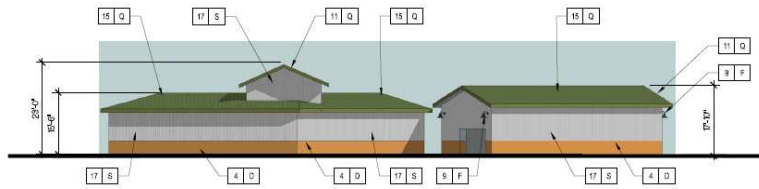
NORTH ELEVATION - GAS STATION  
1/16" = 1'-0"



EAST ELEVATION - GAS STATION  
1/16" = 1'-0"



SOUTH ELEVATION - GAS STATION  
1/16" = 1'-0"



WEST ELEVATION - GAS STATION  
1/16" = 1'-0"

Architectural Rendering:



The proposed project has been reviewed conceptually by the North Board of Architectural Review (NBAR) on two occasions (9/23/16 & 9/23/18). The NBAR is generally supportive of the project's design but has requested that the applicant add additional details and materials to the east elevation of the grocery store and to the gas station. The proposed light fixtures to be installed on the buildings are fully shielded, dark sky compliant, and are designed to direct light downwards. Parking lot light fixtures would be 25-ft. in height and would also be fully shielded, dark sky compliant fixtures. The additional lighting on the project site would result in a potentially significant visual change to the area when compared to the existing site conditions.

The proposed landscaping along Clark Avenue and plantings throughout the development would provide an effective visual filter for views to the interior of the site. In conformance with OCP Development Standards DevStd KS2-9 and 10, the proposed project includes approximately 16,000 sq. ft. of landscaping including landscaped buffers along Clark Avenue, planter strips, landscaped pedestrian entries from adjacent roadways and pedestrian access points from Clark Avenue. The proposed center median on Clark Avenue is proposed to be landscaped with drought tolerant trees, shrubs, groundcover and decorative flatwork. While the additional landscaping throughout the site would serve to screen and soften public views of the site, the overall change in visual character of the area resulting from the proposed project would result in potentially significant visual impacts.

Mitigation Measures Identified in 95-EIR-01. The following general and site-specific mitigation measures from the OCP EIR shall apply to future development proposals on this site. The mitigation measures have been expanded in order to reflect updated language and project specific details. Impacts to visual resources would remain significant and unavoidable (Class I), due to the change in the visual character of the site.

**21. Mitigation VIS-4/KS2-VIS-3** (*Addresses Impacts VIS-4, VIS-5, KS2-VIS-1*): The developer shall fund and install a landscaped center median in Clark Avenue extending the entire length of the site. This median shall be planted with drought tolerant species to the maximum extent feasible consisting of low maintenance trees, shrubs and groundcover which do not obstruct views of motorists, bicyclists, and pedestrians and are acceptable to County Public Works and Planning and Development. Trees shall be of sufficient size and spacing at maturity to provide a partial canopy over Clark Avenue. Until such a time as the County adopts a landscape maintenance district or other vehicle for median maintenance, the owner/operator of the shopping center shall be responsible for maintenance of median plantings. The County shall establish a reimbursement agreement to allow the costs of median construction to be shared on a pro-rata basis with Key Site 1. **Plan Requirements and Timing:** The plans and designs shall be reviewed and approved by P&D and the Public Works Department prior to map recordation or zoning clearance issuance, whichever occurs first. **Timing:** Improvements shall be in place prior to first Occupancy Clearance. **Monitoring:** P&D shall site inspect prior to occupancy clearance.

**22. Mitigation KS2-VIS-1/KS2-VIS-2/KS2-VIS-6:** (*Addresses Impacts VIS-5, KS2-VIS-1*): Development of the site shall include the installation of a minimum 35-foot landscape buffer along Clark Avenue. The buffer shall be landscaped with a sufficient density of trees and shrubs to entirely screen all parking areas from these roadways and to break-up and at a minimum partially obscure building masses. Trees shall be planted along Clark which reach a minimum height of 35-50 feet with a sufficiently large canopy to partially extend over Clark Avenue. Raised landscaped berms shall be incorporated into these buffer strips to supplement the screening provided by

vegetation. Landscaped buffer areas along project perimeters shall include decorative masonry walls and/or landscaped berms to provide additional screening. All walls shall be planted with fast growing vines and shrubs along the base.

**Plan Requirements and Timing:** Prior to zoning clearance issuance for the final development plan, the applicant/owner shall (1) agree to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project; (2) submit four copies of a final landscape and water-conserving irrigation plan to Planning and Development (P&D) for review and approval by Public Works and P&D; (3) submit documentation for landscape maintenance for landscaping along the Clark Avenue Right-of-Way, including responsible party(s) and funding mechanism(s), to P&D for review and approval; (5) submit a landscaping/irrigation system performance security in an amount approved by P&D for installation and maintenance of required project landscaping. Project landscaping and irrigation shall be complete prior to occupancy clearance of the first commercial building. **Monitoring:** Project landscaping/irrigation shall be installed and photo documented by Permit Compliance prior to occupancy clearance. P&D Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature.

**23. Mitigation KS2-VIS-4/KS2-VIS-5/KS2-VIS-6:** Project landscape plans shall include a minimum 15-foot landscape planter strip along the entire southwestern project boundary to screen existing residential neighborhoods from the proposed project, soften the views of new buildings and to partially obscure building masses. Plantings shall include a mix of drought tolerant trees, shrubs and vines planted in sufficient density to screen residences from new buildings and light overflow. Pedestrian entries from adjacent roadways shall also be attractively landscaped and include attractive “stamped concrete” or other treated surface walkways linking existing sidewalks/paths with the center’s own internal pedestrian circulation. The parking lot shall include a minimum of one planter for every 10 parking spaces. The planters shall include trees of sufficient canopy upon maturity to provide at least 76% canopy coverage of parking areas. Larger planters should be included at the end of each row of parking spaces and planted with trees, smaller shrubs and drought tolerant ground cover. Project landscape plans shall provide for raised landscape planters adjacent to all buildings, with those adjacent to buildings/building complexes of 10,000 square feet or larger to be of sufficient size to accommodate large trees and shrubs.

**Plan Requirements and Timing:** Prior to zoning clearance issuance for the final development plan, the applicant/owner shall (1) agree to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project; (2) submit four copies of a final landscape and water-conserving irrigation plan to Planning and Development (P&D) for review and approval by Public Works and P&D; and (3) submit a landscaping/irrigation system performance security in an amount approved by P&D for installation and maintenance of required project landscaping. Project landscaping and irrigation shall be complete prior to occupancy clearance of the first residential structure. **Monitoring:** Project landscaping/irrigation shall be installed and photo documented by Permit Compliance prior to occupancy clearance. P&D Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature.



**24. Mitigation KS2-VIS-7:** To the extent feasible, overall project design, architecture, landscaping and signage shall be suited for a semi-rural community. Screening of rooftop mechanical equipment shall be incorporated into building design. Mechanical equipment shall not be visible within the project site, and shall be minimized from any angle or any height off the project site. **Plan Requirement and Timing:** The applicant shall submit architectural drawings and landscape plans of the project for review and approval by the Board of Architectural Review prior to Zoning Clearance. Materials shall be denoted on building plans. Structures shall be painted prior to occupancy clearance. **Monitoring:** P&D shall inspect structures and landscaping prior to occupancy clearance.

**25. Mitigation KS2-VIS-8:** All night lighting shall be hooded and shielded away from surrounding residential areas, Highway 101, and Clark Avenue. Night lighting fixtures adjacent to residential areas shall be of a minimum height and intensity required for security/safety. The owner/applicant shall develop a Lighting Plan which shall incorporate the following elements:

- a. Wall and pole mounted lighting fixtures throughout the entire project area shall be consistent with the architectural theme and character.
- b. Lighting levels shall be kept to a minimum to provide for safety and building identity. Permanent fixtures that illuminate entire tree canopies are prohibited.
- c. All parking light fixtures shall be a maximum of 25 feet high. Pole supports shall have a dark finish to reduce glare.
- d. Building may have wall mounted light fixtures placed no higher than 16 feet high. Pole mounted pedestrian walkway lighting fixtures shall be no taller than 12 feet high. The use of low bollard lights and step lights shall be used wherever possible.
- e. Parking lot lighting shall be automatically phased down to 20% of normal brightness by 10:00 p.m.
- f. All exterior lighting fixtures shall be hooded and designed to direct light downward.

**Plan Requirements and Timing:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR prior to Zoning Clearance approval for the first structure. **Monitoring:** Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

Residual Impacts: The proposed project would not cause greater impacts or additional impacts to visual resources and open space than those that were identified in the OCP. Implementation of the above mitigation measures, in conjunction with measures presented in Section 5.15 of the OCP EIR would substantially reduce visual impacts. However, these measures would not be sufficient to offset the overall change in character of this major gateway to the community. These impacts would remain significant and unavoidable (class I). The Board of Supervisors found that the adverse impacts identified in the OCP

EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the OCP.

## **9. Wastewater**

### Setting Identified in 95-EIR-01 (updated to reflect existing conditions)

Wastewater from the Orcutt area is collected, treated, and disposed of by the Laguna County Sanitation District (LCSD). The District's treatment plant has a physical capacity to treat 3.7 million gallons per day (mgd). The plant was recently upgraded to tertiary levels, including a reverse osmosis to up to 0.5 mgd to achieve salt reduction in order to comply with California Regional Water Quality Control Board (RWQCB) waste discharge requirements. Current flow is approximately 2.3 mgd. However, because the District discharges the effluent by irrigation, disposal capacity is currently limited to approximately 2.7 mgd. Discharge capacity is dependent upon additional recycled water users and expansion of the recycled water distribution system.

It is projected that 70% of the new water use will be wastewater flows based on consumptive use factors used by the Planning and Development Department. Although the current capacity of the LCSD treatment plant is sufficient to accommodate these increased flows, RWQCB and OCP Policy WW-O-2 require that wastewater generated by the project will not cause LCSD's effluent salt limits to exceed maximum values in order to prevent further degradation of the groundwater basin. The County has determined that projects served by State Water, which contain low salt levels, can be issued an LCSD Can & Will Serve letter consistent with RWQCB requirements, and would be consistent with OCP Wastewater Policies.

There is no County project-specific threshold for wastewater volume. However, on a cumulative basis, the RWQCB and Federal Environmental Protection Agency recommend a 75% capacity checkpoint, at such time as the average daily flow exceeds 75% of facility design capacity plans for capacity improvements should be implemented. The current Laguna County Sanitation District treatment capacity has recently increased capacity and can accommodate new development. The proposed project would connect to the existing sewer line located west of Stillwell Road.

### Impacts Anticipated in 95-EIR-01

Based upon figures provided by LCSD in the OCP EIR, the analysis of Key Site 2 at full build-out would generate approximately 160,000 gallons of effluent per day (200 gallons/day per unit. 1 unit= 350 sf). At the time of the analysis, the existing LCSD treatment plant was currently operating at its regulated capacity, and long-term demand for additional services was exceeding the treatment plant's physical capacity (Section 5.13). In addition, the LCSD's ability to provide service to this area of the community was limited. The existing pump station at Clark/Blosser was at or exceeding capacity and the Bradley/Solomon trunk line needed to be extended.

Section 5.13 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

- **WW-1:** Increase in TDS
- **WW-2:** Additional trunk and feeder lines
- **WW-4:** Potential flows exceeding plant capacity
- **WW-5:** Increase in grease or chemical levels (listed in Section 5.13) resulting from future development

The following site-specific impacts were also anticipated:

- **Impact KS2-WW-1: Increase in TDS.** The development of sit-down and fast food restaurants will generate an increase in grease and chemicals in the wastewater stream, thereby creating potentially significant impacts.
- **KS2-WW-2: Increased demand for sewage treatment.** Development of the project site would create potentially significant impacts to community wide sewer service by generating substantial increases in sewage flows which would contribute substantially to the LCSD treatment plant exceeding both its current regulated capacity as well as to exceeding its long-term physical plant capacity.
- **KS2-WW-3: Cumulative demand.** Development of the project site under the proposed designations would create potentially significant impacts to sewer service through generating substantial increases in effluent which, when combined with other southeastern Orcutt developments, would exceed the capacity of the existing sewer lines and pump station serving the area.

#### Changes in Project Impacts

Since the OCP EIR was written and certified, Laguna County Sanitation District (LCSD) has completed a treatment improvement project to improve its effluent quality pursuant to RWQCB requirements. This upgrade expanded the treatment capacity to 3.7 mgd. The upgrade of the facility along with the use of State water by new development that has a lower TDS level will allow wastewater to be treated efficiently, effectively and safely. To ensure consistency with county policies, the applicant will be required to design the project's wastewater system so that it will not cause the District's effluent to exceed RWQC thresholds; that adequate treatment and disposal capabilities exist to serve the project; and existing, or planned and funded, transmission lines have available capacity to serve the project. Utilizing the same formula provided in the OCP EIR, expected wastewater generation for the proposed project would be 24,600 gallons of effluent per day (200 gallons/day per unit. 1 unit= 350 sf). Since the project is less than the density of the anticipated project analyzed in the OCP EIR and since there have been improvements to the wastewater treatment facility itself, impacts to wastewater as a result of the project would not be increased beyond the levels identified in the OCP EIR. The identified impacts and mitigation measures would be similar and adequate so that no new information or mitigation measures would be required for project-specific impacts. Applicable pre-treatment facilities, such as grease interceptors for restaurants, will be required.

### Mitigation Measures

The following mitigation measures would be applied to the current project.

- 26. Mitigation WW-4** (*addresses Impact WW-2*): All new development shall pay the trunk and/or feeder line fees as appropriate for the project to the District to offset project contributions to cumulative impacts on sewer system maintenance in an amount determined by Laguna County Sanitation District, based on adopted fee schedule at the time of payment. Specific off-site improvements to increase pipeline capacity may also be required and shall be borne by the developer. **Timing:** Prior to map recordation or zoning clearance issuance, whichever occurs first, the applicant shall submit fees. **Monitoring:** Compliance shall be monitored by P&D and Laguna County Sanitation District.
- 27. Mitigation WW-7** (*Addresses Impact WW-5*): The applicant shall submit plans showing the design, location, and proposed installation method of all sewer lines, in accordance with requirements of the County of Santa Barbara. **Plan Requirements and Timing:** A plan which incorporates the above requirements shall be submitted for review and approval by P&D and the Laguna County Sanitation District prior to Zoning Clearance approval. **Monitoring:** P&D shall ensure compliance prior to occupancy clearance.
- 28. Mitigation WW-7a** (*Addresses Impact WW-5*): A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: removal of litter; spot cleaning of oil, fuel, and other automotive leaks; vacuum sweeping; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly. **Plan Requirements and Timing:** The cleaning program shall be submitted to P&D for review prior to Zoning Clearance. The location of the signs and the requirement for storm drain cleaning shall be included on the site and building plans submitted to P&D. The plans shall be reviewed prior to approval of Land Use Permits. **Monitoring:** P&D shall site inspect prior to occupancy clearance and shall respond to complaints. The landowner shall maintain annual records of the storm drain cleaning and make them available for review by P&D on request.
- 29. Mitigation WW-7b** (*Addresses Impact WW-5*): The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as oil/water separators, sand filters, landscaped areas for infiltration, basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site, building, and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior to Zoning Clearance. **Monitoring:** P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

- 30. Mitigation WW-7c** (*Addresses Impact WW-5*): Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to P&D for review prior to Zoning Clearance approval. **Monitoring:** P&D shall site inspect prior to the commencement of, and as needed during all, grading and construction activities.
- 31. Mitigation WW-7d** (*Addresses Impact WW-5*): The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to Zoning Clearance approval the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities. **Monitoring:** P&D shall review the documentation prior to Zoning Clearance approval. P&D shall site inspect during construction for compliance with the SWPPP.
- 32. Mitigation WW-7e** (*Addresses Impact WW-5*): To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and Zoning Clearance. **Monitoring:** Planning and Development shall site inspect prior to occupancy clearance.
- 33. Mitigation WW-7f** (*Addresses Impact WW-5*): The applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site’s irrigation system. An overflow or high flow bypass system will be provided. **Plan Requirements and Timing:** The roof runoff collection system shall be shown on grading, building and landscape plans. The plans shall be submitted to P&D for review prior to Zoning Clearance approval. The system shall be installed prior to occupancy clearance. **Monitoring:** P&D shall site inspect for installation of the system.
- 34. Mitigation WW-7g** (*Addresses Impact WW-5*): The commercial property owner(s) shall be responsible for the long-term maintenance of the water quality conditions of approval. **Plan Requirements and Timing:** The proposed maintenance responsibilities and schedule shall be included in a maintenance program submitted by the landowner. The maintenance program shall be submitted for review by P&D and Public Works, Water Resources Division staff, prior to Zoning Clearance approval. Annual records of the maintenance activities shall be maintained by owner and

submitted to P&D upon request. **Monitoring:** P&D shall review the maintenance records or site inspect, as needed. Costs shall be borne by the owner.

**35. Mitigation WW-7h** (*Addresses Impact WW-5*): All vehicle/equipment washing/steam cleaning areas must be self-contained and/or covered, equipped with a clarifier or other pretreatment facility, and properly connected to a sanitary sewer or other appropriately permitted disposal facility.

**Monitoring:** P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

**36. Mitigation WW-7i** (*Addresses Impact WW-5*): The following design criteria are required for all loading/unloading dock areas:

- 1) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
- 2) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

**Monitoring:** P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

**37. Mitigation WW-7j** (*Addresses Impact WW-5*): A permanent biofiltration system shall be constructed to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofilter system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants including motor oil, engine coolant, and other pollutants expected from parking lots. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

**Plan Requirements/Timing:** The applicant shall include the biofilter design, including the plant palette and the source of plant material, on the grading and drainage and landscape plans, and depict it graphically. The applicant shall submit a maintenance plan for the biofilter system to P&D and Project Clean Water, Water Resources Division for review and approval. A performance security will be required to ensure installation and long-term maintenance, including a maintenance inspection program. Long-term maintenance and proof of inspections shall be the responsibility of the landowner. Maintenance requirements shall be specified in the in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division, for review prior to Zoning Clearance. Biofilter maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The

condition of transfer shall include a provision that the landowner conduct maintenance inspections as stipulated in the maintenance plan and retain proof of inspections.

**Monitoring:** Permit Compliance personnel shall inspect the site for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D approval. The landowner shall be responsible for maintenance inspections as stipulated in the maintenance plan for the life of the project. Proof of maintenance inspections shall be maintained and made available to County staff upon request.

**38. Mitigation WW-7k** (*Addresses Impact WW-5*): To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall not be applied prior to wet weather. Storm drains and manholes within the construction area shall be covered and protected from spills or discharges when paving or applying seal coat, slurry, fog seal, etc. **Plan Requirements/Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to Zoning Clearance. **Monitoring:** Permit Compliance personnel and Building and Safety shall inspect the site as needed during construction.

**39. Mitigation WW-7l** (*Addresses Impact WW-5*): All trash container areas must meet the following requirements:

- 1) Trash container areas must divert drainage from adjoining paved areas.
- 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.

**Plan Requirements/Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to Zoning Clearance.

**Monitoring:** Permit Compliance personnel shall inspect the site prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

**40. Mitigation WW-7m** (*Addresses Impact WW-5*): All outdoor equipment/accessory washing or steam cleaning must be conducted in an area designed for that purpose. The area must be self contained, equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility. **Plan Requirements/Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to Zoning Clearance. **Monitoring:** Permit Compliance personnel shall inspect the site prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

**41. Mitigation WW-7n** (*Addresses Impact WW-5*): The fuel dispensing area shall extend 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less. The fuel dispensing areas shall be paved with Portland cement concrete (or equivalent smooth impervious surface), with a 2% to 4% slope to prevent

ponding, and shall be separated from the rest of the site by a grade break that prevents run-on of storm water. The paving around the fuel dispensing area may exceed the minimum dimensions of the "fuel dispensing area" stated above. **Plan Requirements and Timing:** These requirements shall be specified on the grading and building plans submitted to P&D. The plans shall be reviewed and detailed prior to approval of Zoning Clearance. **Monitoring:** P&D shall site inspect prior to occupancy clearance.

**42. Mitigation WW-7o** (*Addresses Impact WW-5*): The fuel dispensing area shall be covered, and the cover's minimum dimensions must be equal to or greater than the area within the fuel dispensing area as defined by the grade break. Runoff from the cover shall be directed away from the fuel dispensing area to prevent drainage across the fueling area. **Plan Requirements and Timing:** These requirements shall be specified on grading and building plans submitted to P&D. The plans shall be reviewed prior to Zoning Clearance approval. **Monitoring:** P&D shall site inspect prior to occupancy clearance.

The following site-specific mitigation measures shall also apply:

**43. Mitigation KS2-WW-1** (*addresses Impact KS2-WW-1*): Oil and grease traps or equivalent protective devices and measures, including the use of bio-filters, shall be incorporated into the project design to minimize the transport of pollutants offsite. **Plan Requirements:** Grading and building plans to contain specifications. The applicant shall develop a maintenance program for long-term maintenance of grease traps to ensure grease traps are maintained in working order. **Timing:** Specifications shall be submitted prior to zoning clearance and implemented during construction and thereafter. **Monitoring:** Permit Compliance shall monitor mitigation implementation prior to, during, and after construction.

**44. Mitigation KS2-WW-2** (*addresses Impact KS2-WW-2 and KS2-WW-4*): Prior to map recordation or zoning clearance issuance, whichever occurs first, a Can-and-Will-Serve letter from the Laguna County Sanitation District shall be submitted by the applicant to County Planning and Development (P&D) which specifies that: (1) The wastewater of the LCSD treatment plant will not cause District effluent to exceed Regional Board thresholds; (2) Adequate treatment and disposal capabilities exist to serve the project; and (3) Existing, or planned and funded, transmission lines have available capacity to serve the project. **Timing:** The Can and Will Serve Letter shall be provided prior to map recordation or zoning clearance issuance, whichever occurs first. **Monitoring:** P&D shall review documentation.

Residual Impacts: As sewage capacity has been expanded since adoption of the OCP and the project is smaller than originally proposed, no residual impacts are anticipated. The associated impacts are no longer Class I as identified in the OCP, and are considered potentially significant, but mitigable (Class II).



## **10. Air Quality & Greenhouse Gas (GHG) Emissions**

Key Site 2 lies within Region III of the South Central Coast Air Basin. Air quality in this region is typically good; however, the County exceeds California and federal health standards for two pollutants: Ozone and particulate matter less than 10 microns in diameter. Santa Barbara County is currently classified as “non-attainment” for state and federal ozone standards and the state PM<sub>10</sub> standards. The climate of the Santa Maria Valley and all of the South Central Coast Air Basin is strongly influenced by the Pacific Ocean. One of the main determinants of the climatology is the location of the semi-permanent high pressure area in the north eastern Pacific Ocean. With a Mediterranean-type climate, Orcutt is characterized by warm, dry summers and cool, damp winters with occasional rainy periods. Locally, there is a tendency for the diurnal land/sea breeze cycle to cause the prevailing winds to change direction and move offshore from early evening to morning and then return to the general onshore wind flow. Because the terrain of the Santa Maria Valley is relatively flat, the high wind speeds which are often observed in this area result in effective mixing and dispersion of air pollutants. However, occasional temperature inversions and coastal fog layers may limit vertical mixing and result in poor dispersion of air pollutants. Due to the sandy nature of the Orcutt soils and the tendency for high winds the potential for blowing soil (sand) is very high.

### Impacts Anticipated in 95-EIR-01

The following general impacts from Section 5.11 of the OCP EIR (Volume I) were identified for the project site:

- Impact AQ-1: Significant ozone precursors
- Impact AQ-2: Dust and PM<sub>10</sub> generation

The following site-specific impacts are also anticipated:

- Impact KS2-AQ-1: Long Term Emissions. Net project-related increases in traffic of 8,800 ADT (11,455 gross ADT x pass-by trips (.35)) with associated emissions would create potentially significant impacts to air quality by generating 120.9 pounds/day ROC and 182 pounds/day NO<sub>x</sub>, which would still exceed the County threshold.
- Impact KS2-AQ-2: Construction related emissions. Site preparation activities involving heavy equipment used for earthmoving and foundation construction could create potentially significant impacts to air quality.
- Impact KS2-AQ-3: Soil blowing hazard. Removal of surface vegetation during construction activities could result in potentially significant impacts from severe soil blowing and deposition of wind-borne sediment on adjacent properties and roadways.

### Changes in Project Impacts

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual addresses the subject of air quality. No thresholds have been established for short-term impacts associated with construction activities. However, the County’s Grading Ordinance requires standard dust control conditions

for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, and chemical or industrial processing operations that release pollutants). The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets (55 pounds per day for NO<sub>x</sub> and ROG, 80 pounds per day for PM<sub>10</sub>);
- emit less than 25 pounds per day of oxides of nitrogen (NO<sub>x</sub>) or reactive organic compounds (ROG) and from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

The OCP EIR was certified prior to the passage of any state legislation regulating GHG emissions or their analysis under CEQA. The County has adopted a GHG emissions significance threshold for industrial stationary source projects, but does not have thresholds for non-industrial projects such as the proposed project. CEQA Guidelines Section 15064.4 requires lead agencies to evaluate GHG emissions during environmental review of a proposed project as follows:

A lead agency shall make a good-faith effort, based to the extent feasible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:

- (1) Quantify GHG resulting from a project; and/or
- (2) Rely on a qualitative analysis or performance based standards.

This Addendum to 95-EIR-01 includes a full analysis of potential impacts related to GHG emissions under the current development proposal. Both air and GHG emissions were calculated for the proposed project using California Emissions Estimator Model (CalEEMod). This program is a tool used to estimate emissions resulting from land development projects in the State of California.

### *Construction and Operational Emissions*

Implementation of the proposed project would result in air quality and GHG emissions associated with the construction and operation of the project. An Air Quality and Greenhouse Gas Analysis (Recon, February 10, 2017) has been completed for the proposed project. The analysis and conclusions below are based on the analysis and conclusions included in this report.

Construction-related emissions include emissions from dust raised during demolition and grading, exhaust from construction vehicles, and chemicals used during construction. Fugitive dust emissions vary greatly during construction and are dependent on the amount and type of activity, silt content of the soil, and the weather. Construction-related emissions are based on the construction equipment profile and other factors determined as needed to complete all phases of construction by the target completion year. Operation-

related sources of air emissions include the direct emission of criteria pollutants. Direct emission sources include mobile sources such as project-generated traffic, combustion of natural gas as an on-site fuel source, and area sources such as the use of landscaping equipment, use of consumer products and application of architectural coatings. In addition to these direct emission sources, GHG emissions are also generated indirectly as a result of project electricity use, water use, and solid waste disposal. Mobile emissions are estimated by multiplying the project trip rate, average trip length, and the vehicle emission factors.

According to the Air Quality and GHG analysis completed for the proposed project, the total projected construction maximum daily criteria pollutant emission levels would be 53 lbs ROG, 60 lbs NO<sub>x</sub>, 28 lbs CO, 10 lbs PM<sub>10</sub>, and 7 lbs PM<sub>2.5</sub>. In addition to these criteria pollutant emissions, project construction would result in a total of 608 MT CO<sub>2</sub>E of GHG emissions. Consistent with the South Coast Air Quality Management District (SCAQMD) guidance, overall GHG emissions are amortized over 30 years and added to operational GHG emissions (SCAQMD 2009). Therefore, the project construction would result in the annual equivalent of approximately 20 MT CO<sub>2</sub>E. The maximum operational emissions that would be generated by the proposed project include 11 lbs/day ROG, 23 lbs/day NO<sub>x</sub>, 65 lbs/day CO, 6 lbs/day PM<sub>10</sub>, and 2 lbs/day PM<sub>2.5</sub>. The total GHG Emissions generated during the project's construction and operation would include 1,907 MT CO<sub>2</sub>E annually.

The proposed gasoline pumps would be located approximately 325 feet north of the property line of the Town and Country Mobile Home Park and approximately 545 feet southeast of the property line of the nearest single family residence to the north of the project site. According to the *Air Quality and Land Use Handbook: A Community Health Perspective* (California Environmental Protection Agency, California Air Resources Board, 2005), a 50 foot separation is recommended for typical gas dispensing facilities such as the proposed project which would have a throughput of less than 3.6 million gallons per year. As the proposed gasoline pumps would be located in a location that achieves greater than the recommended 50 foot separation, exposure of nearby residents to toxic organic compounds including benzene would be less than significant. The proposed gasoline dispensing facility would be subject to Air Pollution Control District (APCD) permitting requirements. The APCD has issued a condition letter for the project and in permitting the project will also determine if a risk assessment is required. The project will be conditioned that prior to zoning clearance issuance the required Air Pollution Control District, Regional Water Quality Control Board, and Fire Department requirements are noted on the grading and building plans and a sign-off from these Departments will be required to ensure that all required permits have been obtained.

Total project emissions of NO<sub>x</sub> and ROG emissions would not exceed the County's threshold of 55 lbs/day of NO<sub>x</sub> and ROG, 80lbs/day PM<sub>10</sub>, and 25lbs/day of oxides of nitrogen (NO<sub>x</sub>) or reactive organic compounds (ROG) and from motor vehicle trips only. As discussed in mitigation measure no. 46 below, the proposed project would incorporate various project design features that would reduce GHG emissions associated with operation of the project. These include: 1) improvements in energy efficiency (achieving the California Energy Commission Title 24 Building Energy Efficiency Standards); 2) water conservation strategies that reduce indoor and outdoor water use by 20 percent, and 3) architectural and site design features to increase building efficiency. Outdoor water use would be reduced by incorporating drought-tolerant trees, shrubs, and groundcovers compatible with the natural surroundings. The plant selection would encourage compatible, non-invasive, climate-suitable and drought-tolerant landscape designs, and plants would be grouped by water needs. Water-efficient systems, such as drip irrigation, will be located in all areas needing irrigation.

### *Drive-Through Emissions*

The Santa Barbara County Land Use and Development Code (LUDC) Section 35.42.130 states that a drive-through facility shall have no greater adverse impact upon air quality than the same use without the drive-through facility. In compliance with this requirement, the project's Air Quality Analysis was prepared to determine the difference in air quality emissions between a drive-through versus parking and walking in for the same service. The analysis indicates that a park-and-restart activity for the same number of customers would generate more air quality emissions than a facility with a drive-through, because a vehicle's starting emissions are higher than the stabilized running exhaust emissions from an idling vehicle that did not turn off its engine. Based on the results of this analysis it can be determined that the proposed drive-through would have no greater impacts to air quality than the same use without a drive-through.

Mitigation Measures Identified in 95-EIR-01. The following general and site-specific mitigation measures from the OCP EIR shall apply to the proposed project. The mitigation measures have been expanded/updated in order to reflect updated language and project specific details.

**45. Mitigation AQ-3** (*addresses Impacts AQ-1 and 2*): The applicant shall provide a fair share contribution toward regional transit needs, through provision of a bus stop/bench facility as determined by Planning and Development (P&D) in consultation with Santa Maria Area Transit (SMAT). **Plan Requirements:** Prior to zoning clearance for the Final Development Plan, the applicant shall submit agreement for provision of transit mitigation, as determined by P&D in consultation with SMAT. **Timing:** The applicant shall provide agreed-to transit mitigation as follows: facilities shall be constructed prior to first occupancy permit. **Monitoring:** Compliance shall be monitored by P&D.

**46. Mitigation AQ-11:** The applicant shall incorporate energy conservation measures into the project's design. These measures shall include but are not limited to the following:

- Installation of renewable energy facilities (e.g., solar photovoltaics)
- Implementation of energy efficient building design exceeding California Building Code requirements
- Installation of energy-efficient equipment and appliances exceeding California Green Building Code standards
- Installation of outdoor water conservation and recycling features, such as smart irrigation controllers and reclaimed water usage
- Project landscaping that includes drought-tolerant deciduous trees to shade buildings in the summer and allow for passive solar heating in the winter
- Installation of low-flow fixtures
- Installation of light emitting diode (LED) lights

**Plan Requirements/Timing:** These measures shall be reflected on the zoning and building plans. Prior to zoning clearance issuance, the project planner shall review the plans to ensure completion.

**Monitoring:** P&D building inspector shall inspect to ensure compliance onsite.

**47. Mitigation KS2-AQ-3** (*addresses Impact KS2-AQ-2 and KS2-AQ-3*): These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- Prior to map recordation, the applicant shall include, as a note on a separate information sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

**Plan Requirements:** All requirements shall be shown on grading and building plans. **Timing:** Requirements shall be shown on plans prior to Zoning Clearance issuance. This condition shall be adhered to throughout all grading and construction periods.

**Monitoring:** P&D shall ensure measures are on project plans. P&D Grading and Building inspectors shall inspect to ensure compliance onsite. P&D permit compliance monitoring staff shall respond to nuisance complaints.

Residual Impacts: Implementation of the above mitigations, in conjunction with measures presented in section 5.11 are not sufficient to offset long-term air quality impacts; therefore these would remain Significant and Unavoidable (Class I). The Board of Supervisors found that the adverse impacts

identified in the OCP EIR as significant have been mitigated to the maximum extent feasible, and to the extent these impacts remain significant and unavoidable after implementation of mitigation measures, that such impacts are acceptable when weighed against the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations as adopted by the Board of Supervisors for the OCP.

## **PLANNING AND DEVELOPMENT DEPARTMENT FINDINGS**

It is the finding of the Planning and Development Department that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or Negative Declaration is not required for the project. The Board of Supervisors adopted Findings of Overriding Consideration for significant impacts associated with build-out under the Orcutt Community Plan which could not be reduced to less than significant levels through incorporation of mitigation measures identified in 95-EIR-01. Identified mitigation measures would reduce all remaining Class II impacts associated with the project to less than significant levels (Class III). As mentioned above, the proposed project would be constructed at a density less than which was identified in the OCP EIR and would not cause greater impacts or additional impacts than what were identified in 95-EIR-01. Discretionary processing of the Orcutt Gateway Retail Center Project (Case Nos. 16TPM-00000-00001, 16DVP-00000-00009, 16CUP-00000-00017, 16CUP-00000-00018, and 16OSP-00000-00002 may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

## **ATTACHMENTS**

1. Executive Summary Table – 95-EIR-01
2. Orcutt Community Plan Key Site 2 Site Information
3. Project Plans

**ATTACHMENT 1: EXECUTIVE SUMMARY TABLE (95-EIR-01)**

**CLASS I IMPACTS**  
**SUMMARY AND MITIGATION MEASURES**

**I.Unavoidable Significant Environmental Impacts** (Decision-maker must issue a "Statement of Overriding Considerations" Under Section 15093 of the State EIR guidelines if the project is approved).

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
<b>LAND USE</b>	Growth inducement effects including extension of the urban/rural boundary line, substantial population growth, extension of sewer and water lines, loss of open space and loss of agricultural land.	Place limits on the location and intensity of allowable uses within Open Space Overlay.	Class I
	Substantial traffic increase on the regional transportation system, ie: Hwys 101, 135 & 154.	Incorporate alternative transportation mechanisms such as park-and-ride facilities into interchange improvements and Key Site developments adjacent to regional interchanges.	Class I
	Decreased public services as a result of imbalance between residential and commercial land uses causing decreases in governmental revenue.	County to increase commercial and industrial opportunities by promoting Orcutt and recruiting businesses to Orcutt.	Class I
<b>BIOLOGY</b>	Direct removal of 2,000 acres of habitat including 6 very threatened biological communities.	Adopt Open Space Overlay and Open Space Plan. Form Landscape-Open Space Maintenance District. Assess fees to fund district.	Class I
	Fragmentation of the remaining 1,500 acres of	Same as above. Require site development	Class I



Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	<p>habitat area including: Solomon Hills from valley, segments of riparian communities, wetlands from uplands, and other contiguous communities.</p>	<p>which retains wildlife corridors and contiguous habitat areas. Require setbacks, clustering, native landscape buffers and restoration of degraded areas.</p>	
	<p>Substantially diminish populations of at least three federal candidates for Endangered Species List: spadefoot toad, California tiger salamander &amp; southwestern pond turtle.</p>	<p>Incorporate wetland/upland complex in Open Space Overlay. Realign roads and sewer lines, and site new sewage plant and retention basins to avoid wetlands. Preserve contiguous wetland/upland habitat. Require buffer, fencing, and restoration of wetland/upland habitat.</p>	<p>Class I <i>Revised alignment of E Street combined with Open Space Overlay could avoid impact and reduce to Class II.</i></p>
	<p>Loss of 850 acres of grassland eliminating habitat for at least 8 California Species of Special Concern: coast horned lizard, white-tailed kite, golden eagle, northern harrier, Cooper's hawk, California horned lark, loggerhead shrike, badger and burrowing owl.</p>	<p>Adopt Open Space Overlay and Open Space Plan and form Landscape-Open Space Maintenance District.</p>	<p>Class I</p>
	<p>Elimination of 250 acres of sandhill chaparral would reduce populations of 2 rare &amp; endemic manzanitas, 3 uncommon plant species, a species of local concern, and two animal State species of special concern.</p>	<p>Adopt Open Space Overlay and Open Space Plan and form Landscape-Open Space Maintenance District.</p>	<p>Class I</p>
	<p>Increased fire hazards as a result of development in foothills would lead to vegetation clearing, fragmentation of threatened habitats and elimination of sensitive species.</p>	<p>Require developments to be sited and designed to reduce risk and minimize hazard including paved perimeter roads, structural setback of 100 feet, and paved access points.</p>	<p>Class I</p>

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	Development adjacent to creeks, stream diversion, and increased creek maintenance and emergency work could reduce riparian habitat.	Require public and private projects to preserve riparian vegetation to maximum extent feasible. Prohibit construction in floodway. Require minimum 50 foot buffer and restoration, hooded lights, erosion control.	Class I
<b>AGRICULTURE</b>	Conversion of 1,100 acres of grazing land and 550 acres of cultivated land.	Apply higher density zone districts (6 units per acre and above).	Class I
	Increased urban-agricultural land use conflicts.	Fencing and landscaping at urban/ag boundary. Require "buyer beware" forms. Encourage positive interface methods.	Class I
<b>GEOLOGY</b>	Erosion, slope collapse and downstream sedimentation.	Require erosion control measures. Limit development on slopes greater than 20%.	Class I
<b>FLOODING</b>	Development within 100-year floodways could result in flooding of property and personal injury.	Prohibit development in 100 year floodway and 50-foot buffer. Designate floodways as Open Space.	Class I
	Development within 100-year floodplains could increase velocity of floodwaters, increase erosion, deposition, channel blockages and downstream property damage.	Designate floodplains as Open Space. Require finished floor elevation 2 feet above floodplain. Require construction of regional retention basins on some Key Sites and require contributions to Open Space Maintenance District to maintain basins.	Class I
	Development would increase runoff, sedimentation, causing decreased channel capacity and increased flooding.	Require design and construction features to limit erosion and minimize runoff.	Class I

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
<b>WATER SUPPLY</b>	Increased overdraft of groundwater basin. Net new demand of 3,453 Acre Feet per Year, exceeding available supply.	Identify and implement a water supply program that completely offsets increased demand. Require new development to maximize water conservation measures. Pursue formation of Community Services District to plan and implement new water supply and conservation measures. Encourage water company to secure additional entitlement to State Water Project.	Class I <i>If commitment to secure long term water supply is provided, with adequate funding mechanism (eg: developer fees) for long term water supply and retrofit program, impact level may be reduced to Class II.</i>
<b>ARCHAEOLOGY</b>	Increased vandalism and pilferage of cultural resources.	No mitigation available.	Class I
<b>HISTORY</b>	Alter rural character of Orcutt. Development in the Solomon Hills would eliminate the historical context of remaining structures and artifacts.	None available. Develop "historic trail" for education/interpretation in Solomon Hills.	Class I Class I
<b>TRAFFIC</b>	Increase of 230% in peak hour traffic.	Roadway and intersection widenings at major locations, construction of UVP from Blosser to US 1, traffic calming devices on smaller collector roads, expansion of SMAT service and transit-oriented infrastructure, increased funding for bikeways, walkways and transit, mixed-use and high density land use planning and development, TDM measures.	Class I
	Congestion below LOS C and turning movement	Widening of Lakeview and Clark/Bradley	Class I

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	conflicts on Lakeview Road east of SR 135. Congestion below LOS C at Clark/Bradley.	intersection.	<i>Widenings are infeasible due to cost and property impacts.</i>
	Closure of California would increase emergency response times for 1,000 homes between Foxenwood and Blosser.	Install "crash gate" or similar feature at California terminus. Work with emergency providers to establish emergency routes.	Class I
<b>AIR QUALITY</b>	Increased combustion of fossil fuels (primarily from increased automobile use) would increase Reactive Organic Carbons (ROC) and Nitrous Oxide (NOx) emissions, contributing to increased Ozone and adverse health effects.	Require measures to reduce emissions. Encourage mixed-use and higher density developments that decrease need for automobile. Adopt Orcutt transportation plan with emphasis on alternative transportation.	Class I
<b>RISK OF UPSET/POLLUTING SOURCES</b>	Future development on 11 key sites located within Airport Traffic Zone and on 4 sites within Propeller Driven Approach Path represents potential safety hazards.	Require review and approval by Airport Land Use Committee of developments in airport flight approach zones.	Class I
	Increased population exposed to potential hazards in overflight zone (mostly Urban Core).	Require review and approval by Airport Land Use Committee of developments in airport flight approach zones.	Class I
<b>NOISE</b>	Increased exposure of land uses sensitive to high noise levels (greater than 65 dB(A) (CNEL)).	Require setbacks and building design standards such as insulated walls and double-paned windows.	Class I
<b>FIRE</b>	Urbanization in high fire hazard area.	Require 100-foot structural setback, perimeter road, interior sprinklers, Class A roofs.	Class I

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
<b>POLICE</b>	Increase need for protection by 18 police officers.	Assess fees to hire more officers.	Class I <i>Declining government revenues, inadequate fees, and unpopularity of raising new fees makes this measure potentially infeasible.</i>
<b>SOLID WASTE</b> (full buildout)	Increase of 19,476 tons/year of solid waste. With mandated reductions, increase would be 9,738 tons/year, substantially contributing to exceedence of landfill capacity.	County to develop and require developments to participate in recycling program including yard waste collection, curbside pickups and backyard composting. Require commercial/industrial projects to establish recyclable material pickup area. Require recycling bins at construction sites. Require 50% reduction of solid waste by year 2000.	Class I <i>Uncertain feasibility of 50% reduction.</i>
<b>LIBRARY SERVICES</b>	Reduced life of Santa Maria landfill. Increase demand by 50% and lack of funds to expand.	Public Works to pursue a new dump site. Establish special tax (requires 2/3 voter approval) to fund acquisition, construction, and furnishing of new library.	Class I <i>Declining government revenues, inadequate fees, and unpopularity of raising new fees makes this measure potentially infeasible.</i>
<b>VISUAL/ AESTHETICS</b>	Permanent loss of open space, fragmentation of scenic areas, degradation of scenic view corridors,	Apply Open Space Overlay. Require fees to fund Landscape-Open Space Maintenance	Class I

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
<b>PARKS, TRAILS RECREATION</b>	structural intrusion into scenic areas, and continuation of unmaintained roadway medians and planters.  Overuse and increased overcrowding of existing recreation facilities including neighborhood parks. Inadequate funding for new park construction and maintenance.	District. Adopt Regional Open Space/Parkway linking Orcutt with Santa Maria.  Adopt Open Space Plan for active and passive recreation. Form Landscape and Open Space Maintenance District for installation and maintenance of public recreation facilities. Assess fee on new development to fund District. Raise Quimby fees to offset the cost of developing and maintaining parks and open space. Require dual use of retention basins where feasible.	Class I <i>Declining government revenues, inadequate fees, and unpopularity of raising new fees makes this measure potentially infeasible.</i>
	Loss of open space and trail network.	Adopt Open Space Overlay and Open Space Plan. Coordinate with City and Airport for passive recreation open space linking Orcutt and airport property. Coordinate with School Districts on joint-use agreements. Require fee simple or easements for public open space and trails. Adopt and implement the Bikeways Plan and Multiple Use Trails Plan.	Class I
<b>SCHOOLS</b> (at full buildout)	Exceed capacities of OUSD by 2,000 students; and of SMJHUSD by 625 students, lack of land and funds to build new schools.	Require school fees on all new development. Require construction of 3 elementary schools, 1 junior high, and (under high-build alternative) 1 high school. Facilitate formation of Mello-Roos District.	Class I <i>Declining government revenues, inadequate fees, and unpopularity of raising new fees makes this measure potentially infeasible.</i>

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
			<i>infeasible.</i>
<b>WASTEWATER</b>	Public sewer service not available to proposed development because flows from development would exceed LCSD plant capacity.	Raise fees on new development to build new treatment plant.	Class I
<b>NOISE</b>	Construction-related noise on Key Sites would increase short-term noise impacts.	Limit construction within 1,600 feet of sensitive receptors to weekdays between 8 AM and 5 PM.	Class I

**CLASS II IMPACTS  
SUMMARY AND MITIGATION MEASURES**

**II. Significant But Mitigable Environmental Impacts** (Mitigations must be required in order to reduce impact level to insignificance).

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
<b>BIOLOGY</b>	Elimination of 100 acres of central dune scrub, habitat for a rare state candidate plant, and 3 animal California Species of Special Concern.	Adopt Open Space Overlay, Open Space Plan and form Landscape-Open Space Maintenance District.	Class II <i>This mitigation would preserve 85% of the best remaining example in Orcutt (Site 30).</i>
	Removal of rare plants and disturbance to wildlife due to construction of over 15 miles of trails and bike paths.	Realignment of trails based on botanical surveys. Include 50 foot buffer. Implement riparian restoration plans.	Class II
	Disturbance to Bishop Pine Forest, removal of eucalyptus woodlands, and weed invasion.	Prohibit active recreation or other development impacting forest. Protect woodlands that are roosting or nesting sites. Discourage planting of weedy species.	Class II
<b>GEOLOGY</b>	Increased erosion and sedimentation in creeks due to development on steep slopes with loose soils.	Apply Open Space Overlay on slopes over 20%. Prohibit development on 20% slopes unless no geologic hazards present. Minimize need for new roads and driveways on steep slopes. Require erosion control measures and landscape plans.	Class II



Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	Blowing sand during site grading and preparation.	Require erosion control measures.	Class II
	Inadequate capacity to contain septic systems.	Require EHS-approved study finding soils have adequate septic capacity.	Class II
	Ground rupture, liquefaction, and landslides as a result of earthquakes.	Prohibit development on expansive or liquefiable soils. Require professional evaluation and accommodate recommendations in problem areas. Prohibit construction within 50 feet of faults.	Class II
<b>ARCHAEOLOGY</b>	Destruction of known pre-historic resources during site grading and excavation.	Avoid siting development on known sites utilizing Open Space Overlay. Require 50-foot buffer during construction. If potential impact, monitor site. Suspend work if remains are found. If infeasible to avoid, require Phase II evaluation and Phase III data recovery. Cap site if necessary. Prohibit offroad vehicles on all Key Sites with cultural resources.	Class II
	Destruction of unknown pre-historic resources during site grading.	Stop work and evaluate if resources found on surveyed sites. Require professional survey on all unsurveyed sites prior to construction.	Class II
<b>HISTORY</b>	Alteration of Old Town character.	Adopt Design Overlay and Board of Architectural Review for new development in Old Town Orcutt.	Class II

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	Destruction of historic resources during grading and site preparation.	Avoid all known resources where feasible. Where infeasible require Phase II and possibly capping or other preservation method.	Class II
	Removal of historic buildings in Old Town. New development could alter historic character of Old Town.	Establish Historic Old Town District. Adopt ordinance requiring historic evaluation prior to demolition permit.	Class II
<b>TRAFFIC</b> (at buildout)	Exceed P.M. peak hour traffic signal warrants at 13 unsignalized intersections.	Install signals at Clark/Stillwell, Patterson/Bradley, Clark/California, Clark/101, Clark/Bradley.	Class II
	Increased deficiency of alternative transportation.	Revise road impact fee to increase funding for bikeways, walkways and transit. Expansion of SMAT service, transit-oriented infrastructure, park and rides, and TDM measures.	Class II
	Increases of 10,000 to 15,000 ADT on Clark, College Drive and Santa Maria Way and 2,000 to 6,000 ADT on Clark, Blosser, Rice Ranch, Black, Stillwell and Stubblefield Roads.	Installation of signals at 4 Clark intersections and installation of roadway medians on Clark.	Class II
	Increase in congestion and traffic delays below acceptable levels of service at 9 intersections (3 at LOS D, 2 at LOS E, & 4 at	Roadway and intersection widenings, traffic signals and restriping. Install landscaped medians on Clark. Realign Foxenwood.	Class II

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	LOS F).	City and County to construct major regional roadways: UVP from Blosser to US 1, College Drive, E Street, widening SR 135 between Betteravia and UVP, widening US 101 bridge over Santa Maria River.	
	Exceed traffic signal warrants at 13 unsignalized intersections.	Install signals at Clark/Stillwell, Clark/California, Clark Bradley, Clark/101, and Patterson/Bradley.	Class II
	Increased deficiency of alternative transportation infrastructure.	Revise road impact fee to increase funding for bikeways, walkways and transit. Expansion of SMAT service, transit-oriented infrastructure, park & rides, and TDM measures.	Class II
<b>NOISE</b>	Construction-related noise on Key Sites would increase short-term noise impacts.	Limit construction within 1,600 ft of sensitive receptors to weekdays between 8 AM and 5 PM.	Class II
	Increased flights and larger planes would extend 65 dB/CNEL contour further south.	Locate sensitive land uses outside 65 dB/CNEL contour of airport. Require realtors to disclose map of current aircraft noise.	Class II
<b>AIR QUALITY</b>	Construction would result in short-term dust and particulate (PM10) emissions.	Require standard dust control measures.	Class II
<b>RISK OF UPSET/POLLUTING SOURCES</b>	Grading and construction activities on or near oil wells, sumps and sour gas pipelines could cause safety and health hazards on at	Place Oil Activity Overlay on Keysites 3, 7, 12, 13, 14, 15, 16, 17, 20, 22, 23, 25, 30, 33, 35, D, and F.	Class II

Resource	Description of Impact	Mitigation Measures Proposed	Residual Impacts
	least 17 key sites.		
	Incompatibility of residential and ongoing oil and sour gas production land uses due to noise, fumes, and possible safety hazards.	Place Oil Activity Overlay on Keysites 3, 7, 12, 13, 14, 15, 16, 17, 20, 22, 23, 25, 30, 33, 35, D, and F.	Class II
	Increased population exposed to potential hazards e.g.: rupture of high pressure sour gas lines, LUTs, EMF exposure, domestic and business toxic materials.	Require project design to minimize potential conflicts. Require review and approval by County EHS and Fire.	Class II
<b>WASTEWATER</b>	Increase levels of petrochemicals in wastewater stream, overtaxing the LCSD facility.	Require charcoal filters or other method to reduce petrochemical discharge from new commercial and industrial development.	Class II
	Decreased groundwater quality as a result of increase in Total Dissolved Solids (TDS).	Require replacement canisters rather than salt-based water softening units.	Class II
<b>VISUAL/AESTHETICS</b>	New unmaintained retention basins, roadway medians and increased lighting.	Require design standards for roads, retention basins, and new development. Require shielding of new lighting.	Class II

**ATTACHMENT 2: OCP EIR KEY SITE 2 INFORMATION**

## KEY SITE 2: SITE SPECIFIC IMPACT ANALYSIS

### A. PROJECT OVERVIEW

#### A.1 Project Location

The 18.2 acre site, Assessor's Parcel Numbers 129-280-001 (5.83 ac, Minson Co.), -03 & -04 (9.62 ac & 2.75 ac, Simonian), is located at the southwestern corner of the Highway 101 and Clark Avenue intersection in southern Orcutt. Surrounding land uses include Clark Avenue and undeveloped Site 1 to the north; a mobile home park to the south; approved residential project "Sejera" on Site 4 to the west; and Highway 101 to the east.

#### A.2 Existing Designations

*Land Use:* Highway Commercial on the northern 11.35 acres and Residential 12.3 units per acre on the southern 6.85 acres.

*Zoning:* CH and MHP (Mobile Home Park).

*Potential Buildout:* Under existing designations, 48 residential units and 82,000 square feet of commercial space could be built.

#### A.3 Environmental Setting

The site consists of 18.2 acres of currently undeveloped land (Figure KS2-1). Topography is generally level in the interior of the site, sloping up slightly to Clark Avenue and Highway 101 in the northeastern corner. Much of the site appears to have been previously graded. Vegetation consists of mostly introduced grasses, scattered sage scrub and scattered trees along Highway 101. Soils which underlie the site include Marina and Garey sands, which have high soil blowing hazards. The site was surveyed as part of the 1995 Archaeological Study and no cultural resources were detected on the property and none are expected given a lack of significant topographical features and distance from water. The access road for the mobile home park to the south bisects the site from Clark Avenue to the southern border. The road, along with a 15-foot easement along the entire southern boundary, has been granted in easement to the neighboring development by the owners of the site. A Caltrans constructed road extends across the site creating a large berm that bisects the site from Clark Avenue to the southeastern corner.

The site is within the "visual gateway" to the Orcutt Area and visible from Clark Avenue and both directions on Highway 101. The 60 dB noise contour extends approximately 197 feet from the centerline of Clark Avenue (est. 160 feet into the site) and 426 feet from the centerline of Highway 101 (est. 350 feet into the site). The 65 dB contour extends approximately 104 feet from the centerline of Clark Avenue (est. 70 feet into the site) and 227 feet from the centerline of Highway 101 (est. 150 feet into the site). (Impact Sciences Inc., 95)

#### A.4 Project Description

The proposed land use designation for the site is **General Commercial** with a zoning district of **C-2** over the entire site. A multi-use trail is proposed along the eastern boundary of the site from Clark Avenue to the southeast corner.

Potential Buildout Characteristics: Under the new designations, potential buildout could result in the construction of an estimated 283,500 square feet of commercial space. The C-2 zone district allows for a variety of uses, including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community. Parking requirements vary depending on the use, however approximately 1,000 parking spaces (8 acres) would be necessary. No building or structure may exceed 35 feet in height. Access to the site would be from Clark Avenue, most likely using the existing Sunny Hills Mobile Home access road with secondary access from Stillwell Road extending into the site along the southern boundary; either route may be used for potential access to Site 3.

## **B. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

The sections which follow do not include discussions of impacts to the following areas: Biology, Agricultural Land Conversion and, Risk of Upset. No significant impacts to these resources were identified during initial evaluation of the proposed project. Significant impacts are anticipated for the issue areas described in detail below.

### **B.1 Geology/Soils/Flooding**

#### Setting

The project site is located in a low risk area based on the Seismic Safety Geological Problems Index. Severity of high groundwater and expansive soils are listed as low to moderate. The soils which underlie the site include Marina sand and Garey sandy loam series. The erosion and runoff hazards associated with these soils range from low to high. Runoff from Site 2 generally drains north toward Clark Avenue on either side of the Caltrans access road. On the western portion of the site is a small drainage ditch running from the existing mobile home park toward Clark Avenue. Excess water onsite tends to pool in depression areas along Clark Avenue where it percolates into the ground or evaporates.

#### Impacts

General Impacts (Volume I): Impacts **GEO-2:** Blowing sand, **GEO-3:** Seismic hazards, **FLD-3:** Increased storm flows from impervious surfaces, **FLD-8:** Inadequate drainage plans/facilities, **FLD-10:** Maintenance of flood channels/regional basins, and **FLD-11:** Increased storm flows, erosion and sedimentation, flooding, personal injury and property damage, listed in Section 5.4 & 5.5 are anticipated to result from future development on this site.

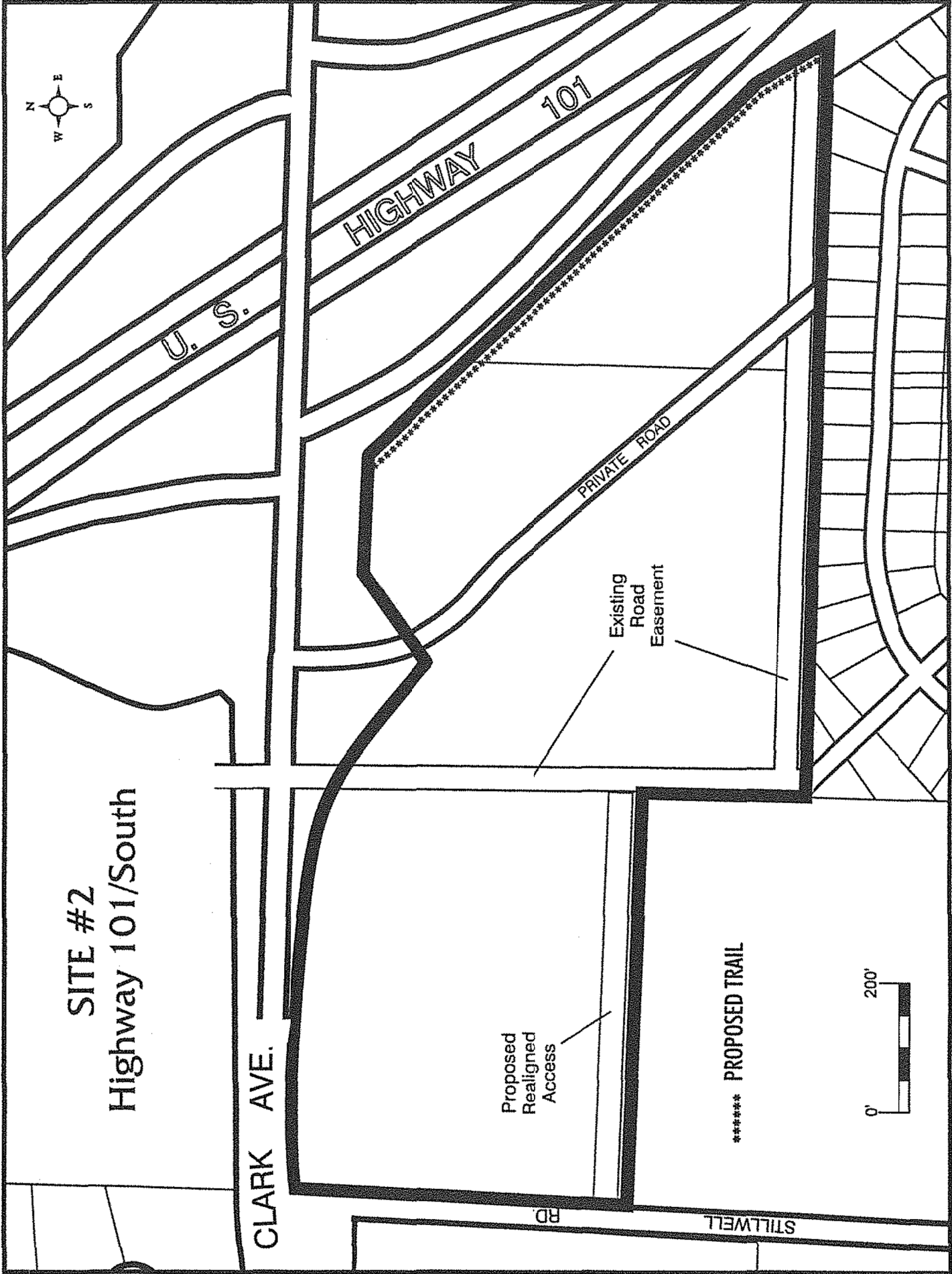
The following **site-specific** impacts are also anticipated:

**Impact KS2-FLD-1: Construction related erosion.** Grading and construction activities associated with buildout on the project site could result in increased erosion of soil materials creating a potentially significant short-term impact to the surrounding residences.

**Impact KS2-FLD-2: Increased runoff.** Construction of approximately 15 acres of impervious surfaces associated with development of the project site could increase runoff resulting in a potentially significant impact to the residences along Clark Avenue and Orcutt Creek.

Figure KS2-1

December 15, 1995





### Mitigation Measures

**General Mitigation Measures (Volume I):** Mitigation Measures GEO-6 through 11 & FLD-1, 6, 8, & 10 listed in Section 5.4 and 5.5 shall apply to future development proposals on this site.

The following **site-specific** mitigation measures shall also apply:

**Mitigation KS2-FLD-1:** The developer shall fund a drainage and flooding study to determine the possibility of draining the site down Stillwell road to Orcutt Creek. If the study finds this infeasible the developer of Site 2 shall buy into the regional retention basin proposed on Site 1. (*addresses Impacts 1 & 2*)

**Mitigation KS2-FLD-2:** The developer shall limit excavation and grading to the dry season of the year (April 15 - November 1) unless a Public Works approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded to minimize erosion. (*addresses Impacts 1 & 2*)

### Residual Impacts

Implementation of the above mitigations, in conjunction with measures presented in section 5.4 & 5.5, would reduce impacts to a level **Less Than Significant (Class II)**.

## **B.2 Water Resources**

### Setting

Currently, all fresh water within the Santa Maria Valley is supplied by groundwater from the Santa Maria Groundwater Basin (SMGB). The basin underlies approximately 110,000 acres of land, including the entire community of Orcutt, and has a storage capacity of 1.5 million acre feet. Net groundwater demand and perennial yield for the basin are approximately 100,000 AFY and 80,000 AFY, respectively, resulting in a net overdraft of approximately 20,000 AFY. Water quality in the Orcutt storage unit of the Santa Maria groundwater basin is superior relative to other parts of the SMGB and has the highest concentration of municipal wells. However, the pumping depressions which this creates reduce municipal water quality by drawing in poorer quality water from adjacent areas.

Water service for the project site would be provided by the California Cities Water Company (CCWC). The CCWC obtains its water from 14 wells which draw primarily from the Orcutt storage unit. Maximum combined production capacity is 12,700 gpm, with a current maximum daily demand of 11,275 gpm. Development on the site would be served by an extension of the existing water line along Oakbrook Lane or from the water lines which serve the Sunny Hills mobile home park to the north.

### Impacts

**General Impacts (Volume 1):** Impacts WAT-1: Increased overdraft by 2006 and WAT-2: Increased overdraft at buildout, listed in Section 5.6 are anticipated to result from future development on this site. The following **site-specific** impact is also anticipated:

**Impact KS2-WAT-1: Long-term increase in water demand.** The County's Environmental Thresholds and Guidelines Manual identifies the threshold for the Santa Maria Basin as 25 AFY and Water Duty

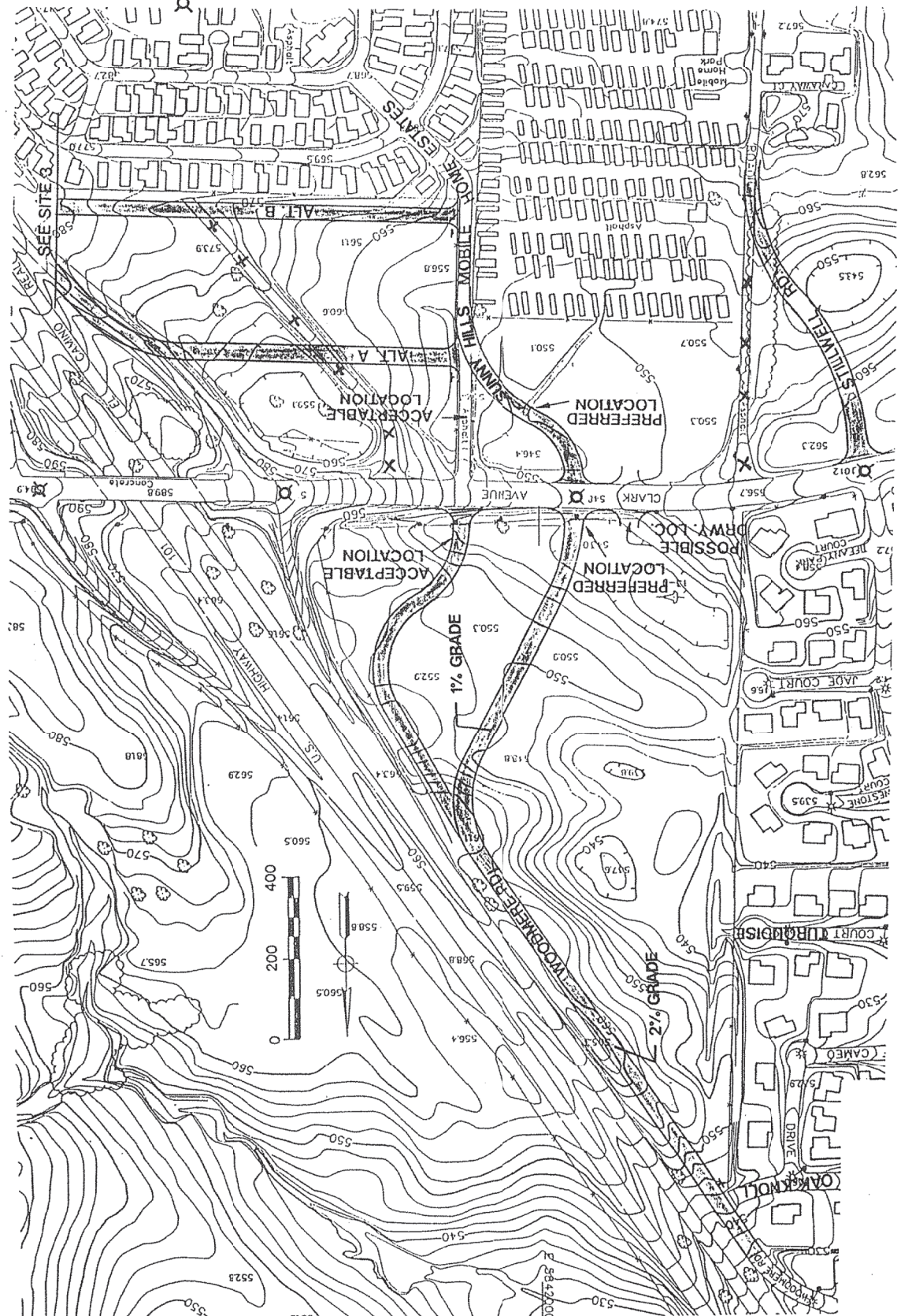


Figure KS2-2

**SITE 1 & 2**

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Factors for a commercial development to average 2.05 AFY/acre<sup>1</sup>. Development of 283,000 square feet of commercial space would use approximately 37 AFY which would significantly impact groundwater resources.

### Mitigation Measures

**General Mitigation Measures (Volume I):** Mitigation Measures WAT-1 and WAT-4 listed in Section 5.6 of this EIR shall apply to future development proposals on this site.

The following **site-specific** mitigation measure shall also apply:

**Mitigation KS2-WAT-1:** Outdoor water use shall be limited through implementation of the measures listed below: (*Addresses Impact 1 & 2*)

- Landscaping shall be with native and/or drought tolerant species.
- Drip irrigation or other water saving irrigation shall be installed.

### Residual Impacts

Implementation of the above mitigations, in conjunction with measures presented in section 5.6, could reduce impacts associated with the project's anticipated water demand. However, the impacts referenced in this section would be considered **Significant and Unavoidable (Class I)** due to the condition of long-term overdraft of the Santa Maria Groundwater Basin.

## **B.3 Traffic/Circulation**

### Setting

The project site is located south of Clark Avenue, west of Highway 101 and east of Stillwell Road. Existing traffic levels are 17,600 ADT on Clark Avenue, and 1,200 ADT on Stillwell Road. Surrounding intersections include Clark Avenue/Stillwell Road and Clark Avenue/Highway 101. These intersections are currently unsignalized and operating at acceptable levels. Realignment and possible signalization of the Stillwell/Clark intersection has been proposed as part of the approved Sejera development on Site 4 as well as the extension of Woodmere road through Site 1 to Clark Avenue.

Existing access to the site includes the Mobile Home Estates access road which bisects the site from Clark Avenue south across the site. A second road (Hwy 101 frontage road) is located east of the Mobile Home Estates access road which branches off Clark Avenue and runs parallel along Hwy 101 to the northern parcel boundary of Site 3. Primary access to the site would be provided from Clark Avenue, most likely through the existing Mobile Homes Estates access road. Figure KS2-2 depicts alternative access routes for Site 2.

The county defines roadway and intersection operation in terms of level of service (LOS) A-F, with A being free flow and F being highly congested. LOS C is the County's current acceptable standard. Intersection operations in the vicinity are shown in Table KS2-1 (in the impact section below), where the worst case peak hour traffic conditions are reported.

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<sup>1</sup> Environmental Thresholds and Guidelines Manual, January 1995

Impacts

Based upon standard trip generation rates, development of the site with a 283,000 square foot shopping center would generate a potential increase in traffic to approximately **13,540 ADTs with 1,273 PHTs.**<sup>2</sup> However, based upon typical trip characteristics for such shopping centers, about 35% of these trips would be passersby; that is, vehicles already on the circulation network which would utilize the center as part of other already occurring trips. Thus actual net increases in traffic would be **8,800 ADTs with 828 PHTs.**

Based upon the trip distribution identified in the Orcutt traffic model, it is estimated that about 98% of projected generated traffic (8,624 ADT/ 812 PHT) would utilize Clark Avenue to access the site, with about 2% (176 ADT/ 16 PHT) using the extension of Woodmere from the north through Site 1 (if approved). Of the trips using Clark Ave., approximately 65% would utilize the western leg of Clark Avenue from Orcutt proper (5,605 ADT/ 528 PHT) and an estimated 35% would utilize the eastern leg from US Hwy 101 (3,018 ADT/ 284 PHT). Table KS2-1 displays project-added PHTs by impacted intersection. The increase in traffic from development of the site would create the following impacts to the area circulation system:

Intersection	Existing LOS	10-Year LOS
Clark/Highway 101 (1)	1.8 sec/A	<b>33 sec/E/F</b>
Clark/Stillwell (1)	9.7 sec/B	18 sec/C
Clark/Bradley (2)	0.61/B	<b>0.75/C</b>
Patterson /Bradley (1)	0.66/B	0.74/C

**Bold values exceed LOS C, potentially significant**

(1)- intersections with stop signs

(2)- intersections with signals

Impacts

**General Impacts (Volume I): Impacts CIRC-1 & 15:** Significant overall increases in traffic volumes/delays, **CIRC-2 & 16:** Traffic volume increase to un-signalized intersections, **CIRC-6 & 25:** Blosser Road/Clark Ave congestion-turning movements, **CIRC-7 & 30:** Stillwell Road s/o Clark Ave. congestion, **CIRC-12 & 33:** Clark Ave./Woodmere extension, **CIRC-14:** Alternative Transportation Mode deficit, **CIRC-21:** Clark Avenue/Bradley Road traffic delays-congestion, **CIRC-22:** Clark Avenue/Stillwell Road, **CIRC-35:** Alternative Transportation Mode deficit.

The following **site-specific** impacts are also anticipated:

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<sup>2</sup> Based on the Institute of Transportation Engineers, 1995 generation rate of 47.8 ADT and 4.5 PHT per 1000 square feet of building area.

**Impact KS2-CIRC-1: Turning movement safety hazards.** Project related traffic would create *potential significant* impacts in turning movement conflicts for travelers entering and exiting Highway 101 at the intersection with Clark Avenue and traffic turning on and off the site.

**Impact KS2-CIRC-2: Increased traffic generation at clark/101 interchange.** An estimated 30% of the project-generated PHTs would come from the east creating *potentially significant* impacts to the Clark/U.S. 101 interchange.

#### Mitigation Measures

**General Mitigation (Volume I):** Mitigation Measures CIRC-1, 2, 6, 8-14, 17, 18, 21, 22, & 26 listed in Section 5.9 shall apply to future development proposals on this site.

The following **site-specific** mitigation measures shall also apply:

**Mitigation KS2-CIRC-1:** The developer shall pay a pro-rata contribution as specified by the Public Works Transportation Division calculated on a per peak hour trip basis, to be combined with County, State and federal funds for future (cumulative) improvements required in the OPA. (*Addresses Impact 1 & 2*)

**Mitigation KS2-CIRC-2:** Access to the site along Clark Avenue should be limited to one signalized intersection which will be shared with Site 1. Developers of Site 1, 2 & 3 shall pay a pro-rata contribution as specified by the Public Works Transportation Division for the signalization of the intersection created by development of the sites. If necessary, a secondary right-turn in/right-turn out access point may be constructed upon approval by the County Transportation Division and P & D. (*Addresses Impact 1*)

**Mitigation KS2-CIRC-3:** The developers of Sites 1 & 2 shall pay a pro-rata contribution as specified by the Public Works Transportation Division for construction of a median along the entire site boundary with Clark Avenue to control turning movements on and off the site. (*Addresses Impact 1*)

**Mitigation KS2-CIRC-4:** The developer shall pay a pro-rata contribution as specified by the Public Works Transportation Division for improvements to Clark Avenue/Highway 101 interchange. (*Addresses Impact 1 & 2*)

#### Residual Impacts

Mitigation measures are not sufficient to offset the increase in traffic incurred by the development, causing the impact to remain **Significant and Unavoidable (Class I)**.

### **B.4 Noise**

#### Setting

Significant noise impact problems in Santa Barbara County are primarily associated with transportation facilities. The County's Environmental Thresholds and Guidelines Manual establishes 65 dB as the maximum exterior noise exposure compatible with noise-sensitive uses. Interior noise levels attributable

to exterior sources should not exceed 45 dB when doors and windows are closed<sup>3</sup>.

Due to the site's proximity to Highway 101 and Clark Avenue, noise levels are generally high. The 60 dB contour extends approximately 197 feet from the centerline of Clark Avenue (est. 160 feet into the site) and 426 feet from the centerline of Highway 101 (est. 350 feet into the site). The 65 dB contour extends approximately 104 feet from the centerline of Clark Avenue (est. 70 feet into the site) and 227 feet from the centerline of Highway 101 (est. 150 feet into the site). (Impact Sciences Inc., 95)

### Impacts

**General Impacts (Volume I):** Impacts NSE-1: Noticeable noise level increase and NSE-3: Construction related noise, listed in Section 5.10 are anticipated to result from future development on this site.

The following **site-specific** impacts are also anticipated:

**Impact KS2-NSE-1: Construction related noise.** Construction related to future development of the site, particularly the use of earth moving equipment, pile drivers, etc. would result in a short-term *potentially significant* impact to residence surrounding the site. Noise levels for residents along the site would likely exceed the interior and exterior thresholds.

**Impact KS2-NSE-2: Long-term operational noise.** Noise from long-term operation of the commercial development, including trash compactors, air conditioning, delivery trucks, parking lot cleaning (due to typical early morning or late night hours), etc., will likely have *potentially significant* impacts on the surrounding residences.

### Mitigation Measures

**General Mitigation (Volume I).** Mitigation Measures NSE 1 & 6 listed in Section 5.10 of this EIR shall apply to future development proposals on this site. The following mitigation measures shall also apply:

**Mitigation KS2-NSE-1:** In order to reduce construction noise impacts on surrounding properties, the following measures are required:

- Construction related activities within 1,600 feet of residential dwellings shall be limited to weekdays between the hours of 8 AM and 5 PM only. The same hours shall apply to construction equipment maintenance. Non-noise generating construction activities such as interior painting are not subject to these restrictions.
- Construction equipment generating noise levels above 95 dB may require additional mitigation.
- All construction equipment shall be properly maintained and muffled. Such equipment shall also be stationed centrally on the project site, at least 100 feet away from surrounding uses.

**Mitigation KS2-NSE-2:** Long-term operational noise levels shall be limited through implementation of the following measures:

- All outdoor noise generating devices, including air conditioners, fans, garbage compactors, etc., shall be shielded from the surrounding residential developments.
- No delivery bays may be located along the western side of the development or delivery hours shall be limited to between the hours of 8 AM and 8 PM.
- Parking lot cleaning shall be limited to weekend days between the hours of 9 AM and 9 PM.

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<sup>3</sup> Environmental Thresholds and Guidelines Manual, January 1995

**Mitigation KS2-NSE-3:** A through access road to Site 3 should be considered between the proposed development and the Mobile Home park to the south. If the access road is compatible with the proposed development, a vegetated setback (minimum 25 ft) between the road and the mobile home park northern parcel boundary shall be provided to mitigate project noise impacts.

#### Residual Impacts

Implementation of the above mitigations, in conjunction with measures presented in section 5.10, would reduce long term impacts to a level **Less Than Significant (Class II)**. Because of the close proximity of residential homes, short term construction related impacts would remain **Significant and Unavoidable (Class I)**.

### **B.5 Air Quality**

#### Setting

Site 2 lies within Region III of the South Central Coast Air Basin. Air quality in the region is typically good; however, the County currently exceeds California and federal health standards for two pollutants: Ozone (O<sub>3</sub>) and particulate matter less than 10 microns in diameter (PM<sub>10</sub>). Santa Barbara County is currently classified as "non-attainment" for state and federal ozone standards and the state 24-hour PM<sub>10</sub> standard. The County has attained standards for these pollutants 3 out of the past 4 years and is eligible to apply for a change to "attainment" status. The area will remain in "non-attainment" status pending submittal and acceptance of an application. The County attains all other state and federal ambient air quality standards.

Due to the sandy nature of the Orcutt soils and the tendency for high winds the potential for blowing soil (sand) is very high.

#### Impacts

**General Impacts (Volume I):** Impacts **AQ-1:** Significant ozone precursors and **AQ-2:** Dust and PM<sub>10</sub> generation, listed in Section 5.11 are anticipated to result from future development on this site.

The following **site-specific** impacts are also anticipated:

**Impact KS2-AQ-1: Long-term emissions.** Net projected-related increases in traffic of 8,800 ADT (11,455 gross ADT x pass-by trips (.35)) with associated emissions would create potentially significant impacts to air quality by generating **120.9 pounds/day ROC and 182 pounds/day NOx**, which would still exceed the County threshold.

**Impact KS2-AQ-2: Construction related emissions.** Site preparation activities involving heavy equipment used for earthmoving and foundation construction could create potentially significant impacts to air quality.

**Impact KS2-AQ-3: Soil blowing hazard.** Removal of surface vegetation during construction activities could result in potentially significant impacts from severe soil blowing and deposition of wind-borne sediment on adjacent properties and roadways.

### Mitigation Measures

**General Mitigation Measures (Volume I):** Mitigation measures AQ-1 through AQ-3 listed in section 5.11 shall apply to future development on this site.

The following **site-specific** mitigation measures shall also apply:

**Mitigation KS2-AQ-1:** Future project construction in Orcutt shall be consistent with Santa Barbara County APCD air pollution control measures (per 1994 CAP) to reduce stationary and mobile source ROC and NO<sub>x</sub> emissions. (*Addresses Impact 1 & 2*)

**Mitigation KS2-AQ-2:** Future project construction of the site shall follow all requirements of the Santa Barbara County APCD, and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below threshold levels. Mitigations must be required whenever project-specific construction impacts for nitrogen oxides (NO<sub>x</sub>) or reactive organic compounds (ROC) are identified as potentially significant. (*Addresses Impact 1 & 2*)

**Mitigation KS2-AQ-3:** These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions. (*Addresses Impact 3*)

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- Prior to land use clearance, the applicant shall include, as a note on a separate information sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

### Residual Impacts

Implementation of these mitigations, in conjunction with measures presented in Section 5.11, are not sufficient to offset long-term air quality impacts, which would remain **Significant and Unavoidable (Class I)**. The mitigation measures would reduce the construction related impacts to a level of **Less Than Significant (Class II)**.

## **B.6 Wastewater**

### Setting

The Laguna County Sanitation District (District) provides wastewater treatment for the community of Orcutt. The area's water supply is fairly "hard" due to moderately high dissolved mineral content. As a result, many residents have installed regenerating water softeners which increase the level of Total Dissolved Solids (TDS) in wastewater effluent. The TDS levels in Orcutt's effluent exceed the 1,000 milligram per liter (mg/l) discharge limit set by the Regional Water Quality Control Board (RWQCB).



The following **site-specific** mitigation measures shall also apply:

**Mitigation KS1-WW-1:** All new commercial development which generates grease, oils and/or chemicals should be fitted with on-site filtration systems to reduce site-specific discharge of these substances. (*Addresses Impact 1*)

**Mitigation KS1-WW-2:** Developer of the site shall contribute a pro-rata share of cost to construction of the proposed Bradley/Solomon sewer trunk line and any necessary feeder lines to serve the site. The developer shall fund a study to be conducted by LCSD/P&D to investigate the location of the necessary feeder line, most likely down Stillwell Road. No development onsite shall be permitted until the construction of the necessary trunk/feeder lines or approval by LCSD to use the existing line serving the area. The developer of Site 2 may pay the up front cost of trunk and feeder line extension to be reimbursed by the LCSD when sufficient fees are collected. (*Addresses Impact 2 & 3*)

#### Residual Impacts

Implementation of the mitigations, in conjunction with measures presented in section 5.13, could help to reduce TDS levels, thereby increasing the level of sewer service to the operational capacity (3.2 mgd). However, the operational capacity of the existing treatment plant would be reached serving the demands of existing and proposed development. As a result, these impacts are considered **Significant and Unavoidable (Class I)**.

### **B,8 Fire Protection**

#### Setting

Fire protection service for the Orcutt area is provided by the Santa Barbara County Fire Department. The project site would be served by County Station 22, located at 1596 Tiffany Park Court. Response time to this site would be 5 minutes or less. Back up assistance would also be available from County Station 21, located near the airport at 3339 Skyway Drive, and the Orcutt Volunteer Fire Department as needed.

The entire site lies within a County designated "High Fire Hazard" area. The adopted "High Fire Hazard" area, serves mainly for determining insurance rates. This map designates the entire area south of Clark Avenue as a "High Fire Hazard". The Fire and Police Protection map created for the Orcutt Community Plan EIR, does not identify any areas within Site 2 that are highly susceptible to wildfire hazards.

#### Impacts

**General Impacts (Volume I):** Impacts **FIRE-1:** Reduction in service ratio of fire fighters to population served, and **FIRE-3:** Development within highly flammable vegetation in Solomon Hills, listed in Section 5.14.1 are anticipated to result from future development on this site.

The following **site-specific** impact is anticipated:

**Impact KS2-FIRE-1: Increased demand for fire protection services:** A commercial development of this size would generate an increase in emergency medical calls and would contribute to cumulative regional impacts on fire protection services, creating potentially significant impacts to fire resources.

### Mitigation Measures

**General Mitigation Measures (Volume I):** Mitigation measures FIRE 1a-1c, 2a, 2c, & 3b listed in section 5.14.1 shall apply to future development on this site.

The following **site-specific** mitigation measure shall also apply:

**Mitigation KS2-FIRE-1:** Fees of \$350 per building as well as \$.25 per square foot shall be collected by the Fire Department to offset impacts to fire protection services.

### Residual Impact

Implementation of these mitigations, in conjunction with measures presented in Section 5.14.1 would reduce all impacts associated with fire hazards to a level of **Less Than Significant (Class II)**.

## **B.10 Solid Waste**

### Setting

Solid waste collection service in Orcutt is provided by Health Sanitation Service (HSS), a private refuse collection, recycling and disposal company. Solid waste is transported to the City of Santa Maria landfill, a Class III solid waste disposal site located at the northeastern corner of the Santa Maria city limits adjacent to the Santa Maria River. This 290-acre landfill is the second largest in the County and receives approximately 300 to 400 tons/day of waste (109,500 to 146,000 tons/year). Although this facility is fully permitted by the Regional Water Quality Control Board (RWQCB), its capacity has been limited due to concerns about its proximity to the Santa Maria River and corresponding threats to water quality. The estimated capacity of the landfill is approximately 3.0 million cubic yards, and could accommodate the current level of demand until 2008-2009.

### Impacts

**General Impacts (Volume I):** Impacts SW-1 Increase in solid waste from 10-Year buildout, SW-2 Increase in solid waste from full buildout, and SW-3 Increased need for a new landfill, listed in Section 5.14.3 are anticipated to result from future development on this site.

The following **site-specific** impact is also anticipated:

**Impact KS2-SW-1: Generation of waste:** Buildout on the project site would generate approximately 340 tons of waste per year (238,000 sf. x 0.0012 tons/sf= 340). This would create a potentially significant impact to solid waste by exceeding the County threshold of 196 tons/year.

### Mitigation Measures

**General Mitigation Measures (Volume I):** Mitigation measures SW-1 through SW-6 listed in section 5.14.3 shall apply to future development on this site.

The following **site-specific** mitigation measure shall also apply:

**Mitigation KS2-SW-1:** The developer shall establish a recyclable material plan including pick-up areas and a pick-up schedule for the site (i.e., loading docks, etc.).

### Residual Impacts

Implementation of these mitigations, in conjunction with measures identified in Section 5.14.3, could reduce the project's waste stream by as much as 50%. However, the remaining increase (170 tons/year) still exceeds the County threshold. As a result, this impact is considered **Significant and Unavoidable (Class I)**.

## **B.11 Visual Resources/Open Space**

### Setting

The site lies adjacent to Clark Avenue, one of the primary "gateway" roads into the community of Orcutt, and is also located adjacent to the "visual corridor" of Highway 101, a eligible highway for designation as a State scenic highway. The site is highly visible from both roadways and viewed by thousands of passing motorists every day. The site's undeveloped grasslands and scattered trees along its boundaries with US Hwy 101 and Clark Avenue provide an open feeling to this entrance to the community. When combined with the undeveloped lands on Sites 1, 3, and 4, as well as passing motorist views of the expansive open areas east of US Hwy 101 and the nearby Solomon Hills, the site is a key component of the semi-rural character to this community entrance point.

### Impacts

Development of the project site could lead to construction of an estimated 283,500 sf of commercial space, most likely constructed as either a major community neighborhood shopping center (e.g. market-drug store combination), or as a sub-regional shopping mall containing larger markets, home improvement stores, sporting goods, etc. In addition, it is likely that such a center would be accompanied by a number of fast food restaurants, gas stations, etc. As noted in the project description, over 8 acres of parking areas would be needed to accommodate such uses, along with extensive night lighting, signs, walls etc. These changes would cause the following impacts:

**General Impacts (Volume I):** Impacts **VIS-2:** Increased night lighting, **VIS-4:** Unmaintained roadway medians and planter strips, **VIS-5:** Degradation of views along gateway roads to community, **VIS-17:** Expansion of urban activities into existing rural open space, and **VIS-18:** Degradation of views from designated scenic corridors listed, in Section 5.15 are anticipated to result from future development on this site.

The following **site-specific** impact is also anticipated:

**Impact KS2-VIS-1: Change in site visual character.** Construction of a major new shopping center on the site would create significant and unavoidable impacts to the current visual gateway to the community by introducing a highly urban use, with accompanying large buildings up to 35 feet high, fast food restaurants, extensive night lighting and acres of parking into what is now an undeveloped or predominantly single family area, changing the visual gateway of the community from semi-rural to highly urban.

### Mitigation Measures

**General Mitigation Measures (Volume I):** Mitigation measures 4 & 5 listed in section 5.15 shall apply to future development on this site.

The following **site-specific** mitigation measures shall also apply:

**Mitigation KS2-VIS-1:** Development of the site shall include the installation of a minimum 50-foot landscaped buffer along Highway 101 and a minimum 35-foot landscaped buffer along Clark Avenue. The buffers shall be landscaped with a sufficient density of trees and shrubs to entirely screen all parking areas from these roadways and to break-up, and at a minimum partially obscure, building masses. Trees shall be planted along Clark which reach a minimum height of 35-50 feet with a sufficiently large canopy to partially extend over Clark Avenue. Trees exceeding 50 feet in height shall be planted in the buffer along US Hwy 101 in clusters a maximum of every 100 feet. Raised landscaped berms shall be incorporated into these buffer strips to supplement the screening provided by vegetation.

**Mitigation KS2-VIS-2:** Landscaped buffer areas along project perimeters shall include decorative masonry walls and/or landscaped berms to provide additional screening. All walls shall be planted with fast growing vines and shrubs along the base.

**Mitigation KS2-VIS-3:** The developer shall fund and install a landscaped center median in Clark Avenue extending the entire length of the site. This median shall be planted with street trees, shrubs and groundcover acceptable to County Public Works and Planning and Development. Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. Until such a time as the County adopts a landscape maintenance district or other vehicle for median maintenance, the owner/operator of the shopping center shall be responsible for maintenance of the median plantings. The County shall establish a reimbursement agreement to allow the costs of median construction to be shared on a pro-rata basis with Site 1.

**Mitigation KS2-VIS-4:** The parking lot shall include a minimum of one planter for every 10 parking spaces. The planters shall include trees of sufficient canopy upon maturity to provide at least 75% canopy coverage of parking areas. Larger planters should be included at the end of each row of parking spaces and planted with trees, smaller shrubs and drought tolerant ground cover.

**Mitigation KS2-VIS-5:** Project landscape plans shall provide for raised landscape planters adjacent to all buildings, with those adjacent to buildings/building complexes of 10,000 square feet or larger to be of sufficient size to accommodate large trees and shrubs.

**Mitigation KS2-VIS-6:** Project landscape plans shall include a minimum 15-foot landscape planter strip along the entire western project boundary to screen existing residential neighborhoods from the proposed project. Plantings shall include a mix of drought tolerant trees, shrubs and vines planted in sufficient density to screen residences from new buildings and light overflow. Pedestrian entries from adjacent roadways shall also be attractively landscape and include attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation.

**Mitigation KS2-VIS-7:** To the extent feasible, overall project design, architecture, landscaping and signage shall be suited for a semi-rural community.

**Mitigation KS2-VIS-8:** All night lighting shall be hooded and shielded away from surrounding residential areas, Highway 101, and Clark Avenue. Night lighting fixtures adjacent to residential areas shall be of minimum height and intensity as required for security/safety.

### Residual Impacts

Implementation of these mitigations, in conjunction with measures presented in Section 5.15, would substantially reduce visual impact. However, these measures would not be sufficient to offset the overall change in character of this major gateway to the community. These impacts would remain **Significant and Unavoidable (Class I)**.

## **C. ALTERNATIVE TO THE PROPOSED PROJECT**

### **C.1 Alternative 1 (No Project)**

Retain existing residential 12.3/MHP (38%) and Highway Commercial/CH (62%) designations. Under these existing designations, potential buildout could result in the construction of 48 residential units and 82,103 square feet of commercial space. The commercial space would be concentrated in an 11-acre area along Clark Avenue and the mobile home park would be built on the remaining 7 acres. Impacts to flooding and aesthetics would be similar to impacts anticipated for the proposed project. The extent of impacts under traffic, wastewater, and groundwater resources would decrease under this alternative as a result of the decrease in commercial development. Impacts associated with public schools would likely increase as a result of a 48 unit development. Noise would become a potential impact due to residential development on the site.

### **C.2 Alternative 2 (Low Buildout)**

Rezone existing designation to Highway Commercial/CH (27%) and Residential 20/DR-20 (73%). Under these designations, potential development could consist of 243 residential units and 43,649 square feet of commercial space. The commercial development would be concentrated along Clark Avenue in a 5-acre area with residential development on the remaining 13 acres. The DR zoning designation requires a minimum of 40% open space, totaling a minimum of 5.2 acres. Residential development would likely be clustered within a 7.8-acre area with an effective density of approximately 30 units per acre. Impacts to flooding and aesthetics would be similar to impacts anticipated for the proposed project. As a result of residential development noise would be considered a potential impact. Impacts to public schools would be potentially significant due to the large increase in residential development.

### **C.3 Alternative 3 (High Buildout)**

Rezone existing designations to Highway Commercial/CH (22%), General Commercial/C-2 (7%), and Residential 12.3/DR.12.3 (71%). Under these designations, potential buildout would consist of 145 residential units and 55,611 square feet of commercial space. The commercial development would be concentrated along Clark Avenue in a 5.3-acre area and the residential development would be built on the remaining 12.8 acres. The DR zoning designation includes a minimum 40% open space requirement totaling a minimum of 5.1-acres for the residential portion of the site. Development would likely be clustered within 7.8-acre area with an effective density of approximately 20 units per acre. Impacts under this alternative would be similar to Alternative 2.

# ORCUTT COMMUNITY PLAN

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## ***KEY SITE 2 (Highway 101 South)***

This 18.2 acre site, APN 129-280-01 (5.83 ac, Minson Co.), -03 and -04 (9.62 ac and 2.75 ac, Simonian), is located at the southwestern corner of the Highway 101 and Clark Avenue interchange in southeast Orcutt (Figure KS2-1). Surrounding land uses include Clark Avenue and Site 1 (Gen. Comm./C-2) to the north; a mobile home park to the south; Cimmeron Estates and Site 4 to the west; and Highway 101 to the east. Topography is generally level in the interior of the site, sloping up slightly to Clark Avenue and Highway 101 in the northeastern corner. Much of the site appears to have been previously graded. Vegetation consists of mostly introduced grasses, scattered sage scrub and scattered trees along Highway 101.

The access road for the mobile home park to the south currently bisects the site from Clark Avenue to the southern border. The road, along with a 15-foot segment along the entire southern boundary, has been granted in easement to the neighboring development by the owners of the site. A Caltrans-constructed road extends across the site creating a large berm that bisects the site from Clark Avenue to the southeastern corner. High level noise corridors from Clark Avenue and Highway 101 extend into the site.

Under the General Commercial designation and C-2 zoning, approximately 280,000 square feet of commercial space could be constructed. Primary access to the site would be from a new access road/Clark Avenue intersection (Figure KS1-2), with secondary access from Stillwell Road extending into the site along the southern boundary or additional locations on Clark Avenue. Future residential development on Site 3 will need to utilize the mobile home park access easement and the new primary access point on Clark Avenue will require the realignment of this access road to the west.

The site is highly visible from Clark Avenue and both directions on Highway 101, and constitutes a "gateway" parcel to Orcutt. Plan policies and development standards require that development on Site 2 preserve the gateway features of the site. Proposed improvements include a bikepath and a multi-use trail along the eastern boundary of the site from Clark Avenue to the southeast corner, planter median(s) along Clark Avenue, and signalization of Clark Avenue and Woodmere Road.

## **KEY SITE 2 DEVELOPMENT STANDARDS**

**Policy KS2-1:**            **Key Site 2 (APN 129-280-01, 03 and 04) is designated General Commercial and zoned C-2. Any proposed development on Key Site 2 shall comply with the following development standards.**

**DevStd KS2-1:**        Parcels within Site 2 should be developed under an integrated development plan, if feasible. Development on all parcels within Site 2 and the undeveloped portion of Site 4 shall incorporate compatible design and

# ORCUTT COMMUNITY PLAN

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architecture. Development on Site 2 shall also be reviewed for design compatibility with Site 1.

- DevStd KS2-2:** If development is phased, all infrastructure, including but not limited to roads, bikepaths, sewer, water, and utility lines, retention basins, roadway median, and gateway improvements, shall be installed during the first phase of project construction.
- DevStd KS2-3:** If possible, stormwater from this site shall be conveyed to a regional retention/retardation basin located on Site 1, with an appropriate reimbursement agreement between the sites. Other options which may be considered include an onsite basin, underground facilities, or drainage to Orcutt Creek.
- DevStd KS2-4:** Primary access to the site from Clark Avenue shall be from one signalized intersection located at the "preferred access point" shown on Figure KS2-1. Access to the mobile home park and Site 3 shall be revised to meet this new primary access point. In addition to the signalized intersection, secondary right-turn in/right turn-out access points may be constructed upon approval by the County Transportation Division and P&D. The developer shall construct a raised center median and planter on Clark Avenue extending the entire length of the site. A vegetated setback (minimum 15 ft) between the road and the mobile home park's northern and eastern parcel boundaries and the Site 3 access shall be provided.
- DevStd KS2-5:** P&D shall work with Public Works and Caltrans to explore the use of excess right-of-way for a "park and ride" lot. If this is infeasible, the excess R.O.W. should be relinquished once Clark Avenue has been widened and reconfigured per Public Works' requirements.
- DevStd KS2-6:** As a part of any development project, the existing easement for Site 3 and the mobilehome park shall be renegotiated and realigned as shown on Figure KS2-1, or an alternative alignment route acceptable to the County, to connect with the intersection located at the "preferred access point."
- DevStd KS2-7:** In order to provide access for pedestrians and cyclists to the commercial center, the developer shall dedicate a trail easement to the County and construct a multi-use public trail as shown in Figure KS2-1.
- DevStd KS2-8:** The developer and County shall coordinate with SMAT to determine the best way to provide public transit service to the center. The project shall provide

# ORCUTT COMMUNITY PLAN

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frontage and construct a bus pull-out on Clark Avenue and shall also construct a bus stop shelter on Clark Ave if required by the County.

**DevStd KS2-9:** Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs, and vines):

- A minimum 50-foot wide landscaped buffer along Highway 101 with trees which would exceed 50 feet in height at maturity planted in clusters a maximum of every 100 feet (part of this buffer may be developed in an easement secured from Caltrans, with a minimum of 20 feet of this buffer located on the project site);
- An average 35-foot wide landscaped buffer along Clark Avenue with trees which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over Clark Avenue;
- A minimum 15-foot wide landscape planter strip along the entire southwestern project boundary to soften the views of new buildings and to partially obscure building masses;
- Raised landscaped berms and/or decorative masonry walls incorporated into these buffer strips to supplement the screening provided by vegetation;
- Fast growing vines and shrubs planted along all screening walls;
- Inviting landscaped pedestrian entries from adjacent roadways which include attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation; and
- Incorporation of the pedestrian access serving residential areas to the south into the project design.

**DevStd KS2-10:** In order to mitigate the change in visual character at the "gateway" to the community, the developer shall landscape the entire length of the center median of Clark Ave with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district (Figure KS2-2). Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. The developer shall provide a financial security to ensure maintenance of the new landscaping for a period of three years or until such a time as the County determines they are "established" or adopts a landscape maintenance district or other method for median maintenance, whichever occurs first. Through the Infrastructure Financing Program, the County shall establish a reimbursement agreement to allow median landscaping and maintenance costs to be shared on a pro-rata basis with the developers of Sites 1 and 4.



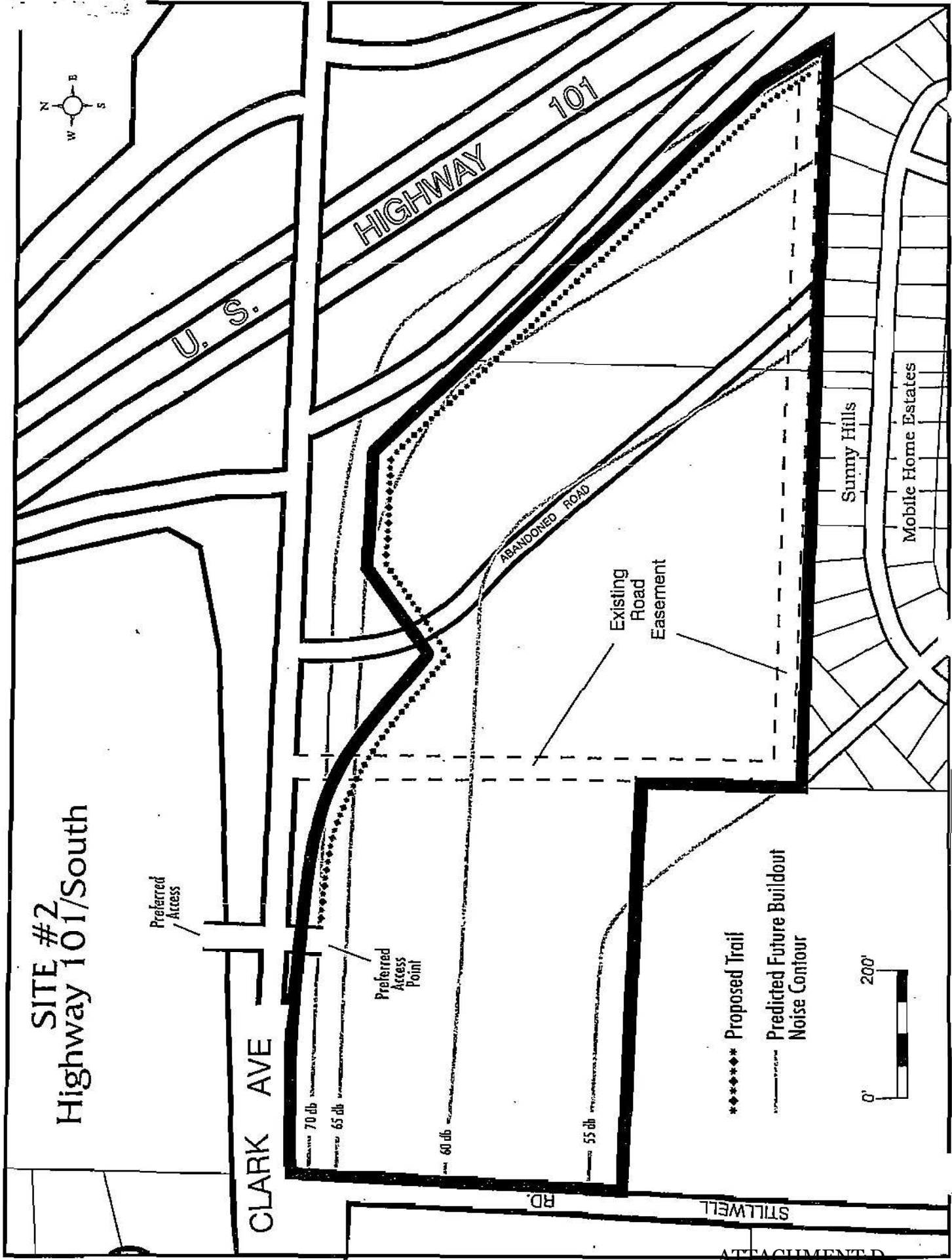
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**DevStd KS2-11:** An on-site manager shall be provided, available by telephone, and the manager's phone number shall be conspicuously posted.

**DevStd KS2-12:** To the extent feasible, site plans for Sites 1 and 2 shall be coordinated in order to provide the most appealing gateway commercial development. Such coordination shall include design, scale, architectural style, and color of development.

**DevStd KS2-13:** Development on this site shall be consistent with the "gateway policies" in the Visual Resources Section IV.H.



Number 15, 1997

**SITE #2**  
Highway 101/South

CLARK AVE

HIGHWAY 101

ABANDONED ROAD

Sunny Hills

Mobile Home Estates

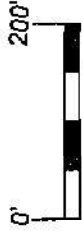
Preferred Access

Preferred Access Point

Existing Road Easement

\*\*\*\*\* Proposed Trail

----- Predicted Future Buildout Noise Contour



70 db

65 db

60 db

55 db

RD.

STILLWELL

KS2.5

ATTACHMENT D

Figure KS2-1

**ATTACHMENT 3: PROJECT PLANS**

# KEYSITE 2

## COMMERCIAL CENTER AT CLARK AVE./HWY 101 ORCUTT, CA 93455

### ABBREVIATIONS

AB	ABOVE
AC	ACRYLIC
AD	ADHESIVE
AE	ALUMINUM
AF	ALUMINUM FINISH
AG	ALUMINUM GLASS
AH	ALUMINUM HANGING
AI	ALUMINUM INSULATION
AJ	ALUMINUM JOINT
AK	ALUMINUM KICK
AL	ALUMINUM LATH
AM	ALUMINUM MESH
AN	ALUMINUM NAIL
AO	ALUMINUM OILING
AP	ALUMINUM PANEL
AQ	ALUMINUM QUARTZ
AR	ALUMINUM REINFORCING
AS	ALUMINUM SILL
AT	ALUMINUM TIE
AV	ALUMINUM VENEER
AW	ALUMINUM WIRE
AX	ALUMINUM X
AY	ALUMINUM Y
AZ	ALUMINUM Z
BA	BALANCE
BB	BALANCE BOARD
BC	BALANCE BOARD COVER
BD	BALANCE BOARD DETAIL
BE	BALANCE BOARD FINISH
BF	BALANCE BOARD FRAME
BG	BALANCE BOARD GROUT
BH	BALANCE BOARD HANGING
BI	BALANCE BOARD INSULATION
BJ	BALANCE BOARD JOINT
BK	BALANCE BOARD KICK
BL	BALANCE BOARD LATH
BM	BALANCE BOARD MESH
BN	BALANCE BOARD NAIL
BO	BALANCE BOARD OILING
BP	BALANCE BOARD PANEL
BQ	BALANCE BOARD QUARTZ
BR	BALANCE BOARD REINFORCING
BS	BALANCE BOARD SILL
BT	BALANCE BOARD TIE
BV	BALANCE BOARD VENEER
BW	BALANCE BOARD WIRE
BX	BALANCE BOARD X
BY	BALANCE BOARD Y
BZ	BALANCE BOARD Z
CA	CALIFORNIA
CB	CALIFORNIA BOARD
CC	CALIFORNIA COVER
CD	CALIFORNIA DETAIL
CE	CALIFORNIA FINISH
CF	CALIFORNIA FRAME
CG	CALIFORNIA GROUT
CH	CALIFORNIA HANGING
CI	CALIFORNIA INSULATION
CJ	CALIFORNIA JOINT
CK	CALIFORNIA KICK
CL	CALIFORNIA LATH
CM	CALIFORNIA MESH
CN	CALIFORNIA NAIL
CO	CALIFORNIA OILING
CP	CALIFORNIA PANEL
CQ	CALIFORNIA QUARTZ
CR	CALIFORNIA REINFORCING
CS	CALIFORNIA SILL
CT	CALIFORNIA TIE
CV	CALIFORNIA VENEER
CW	CALIFORNIA WIRE
CX	CALIFORNIA X
CY	CALIFORNIA Y
CZ	CALIFORNIA Z
DA	DAMP
DB	DAMP BOARD
DC	DAMP BOARD COVER
DD	DAMP BOARD DETAIL
DE	DAMP BOARD FINISH
DF	DAMP BOARD FRAME
DG	DAMP BOARD GROUT
DH	DAMP BOARD HANGING
DI	DAMP BOARD INSULATION
DJ	DAMP BOARD JOINT
DK	DAMP BOARD KICK
DL	DAMP BOARD LATH
DM	DAMP BOARD MESH
DN	DAMP BOARD NAIL
DO	DAMP BOARD OILING
DP	DAMP BOARD PANEL
DQ	DAMP BOARD QUARTZ
DR	DAMP BOARD REINFORCING
DS	DAMP BOARD SILL
DT	DAMP BOARD TIE
DV	DAMP BOARD VENEER
DW	DAMP BOARD WIRE
DX	DAMP BOARD X
DY	DAMP BOARD Y
DZ	DAMP BOARD Z
EA	EARTH
EB	EARTH BOARD
EC	EARTH BOARD COVER
ED	EARTH BOARD DETAIL
EE	EARTH BOARD FINISH
EF	EARTH BOARD FRAME
EG	EARTH BOARD GROUT
EH	EARTH BOARD HANGING
EI	EARTH BOARD INSULATION
EJ	EARTH BOARD JOINT
EK	EARTH BOARD KICK
EL	EARTH BOARD LATH
EM	EARTH BOARD MESH
EN	EARTH BOARD NAIL
EO	EARTH BOARD OILING
EP	EARTH BOARD PANEL
EQ	EARTH BOARD QUARTZ
ER	EARTH BOARD REINFORCING
ES	EARTH BOARD SILL
ET	EARTH BOARD TIE
EV	EARTH BOARD VENEER
EW	EARTH BOARD WIRE
EX	EARTH BOARD X
EY	EARTH BOARD Y
EZ	EARTH BOARD Z
FA	FLOOR
FB	FLOOR BOARD
FC	FLOOR BOARD COVER
FD	FLOOR BOARD DETAIL
FE	FLOOR BOARD FINISH
FF	FLOOR BOARD FRAME
FG	FLOOR BOARD GROUT
FH	FLOOR BOARD HANGING
FI	FLOOR BOARD INSULATION
FJ	FLOOR BOARD JOINT
FK	FLOOR BOARD KICK
FL	FLOOR BOARD LATH
FM	FLOOR BOARD MESH
FN	FLOOR BOARD NAIL
FO	FLOOR BOARD OILING
FP	FLOOR BOARD PANEL
FQ	FLOOR BOARD QUARTZ
FR	FLOOR BOARD REINFORCING
FS	FLOOR BOARD SILL
FT	FLOOR BOARD TIE
FV	FLOOR BOARD VENEER
FW	FLOOR BOARD WIRE
FX	FLOOR BOARD X
FY	FLOOR BOARD Y
FZ	FLOOR BOARD Z
GA	GLASS
GB	GLASS BOARD
GC	GLASS BOARD COVER
GD	GLASS BOARD DETAIL
GE	GLASS BOARD FINISH
GF	GLASS BOARD FRAME
GG	GLASS BOARD GROUT
GH	GLASS BOARD HANGING
GI	GLASS BOARD INSULATION
GJ	GLASS BOARD JOINT
GK	GLASS BOARD KICK
GL	GLASS BOARD LATH
GM	GLASS BOARD MESH
GN	GLASS BOARD NAIL
GO	GLASS BOARD OILING
GP	GLASS BOARD PANEL
GQ	GLASS BOARD QUARTZ
GR	GLASS BOARD REINFORCING
GS	GLASS BOARD SILL
GT	GLASS BOARD TIE
GV	GLASS BOARD VENEER
GW	GLASS BOARD WIRE
GX	GLASS BOARD X
GY	GLASS BOARD Y
GZ	GLASS BOARD Z
HA	HANGING
HB	HANGING BOARD
HC	HANGING BOARD COVER
HD	HANGING BOARD DETAIL
HE	HANGING BOARD FINISH
HF	HANGING BOARD FRAME
HG	HANGING BOARD GROUT
HH	HANGING BOARD HANGING
HI	HANGING BOARD INSULATION
HJ	HANGING BOARD JOINT
HK	HANGING BOARD KICK
HL	HANGING BOARD LATH
HM	HANGING BOARD MESH
HN	HANGING BOARD NAIL
HO	HANGING BOARD OILING
HP	HANGING BOARD PANEL
HQ	HANGING BOARD QUARTZ
HR	HANGING BOARD REINFORCING
HS	HANGING BOARD SILL
HT	HANGING BOARD TIE
HV	HANGING BOARD VENEER
HW	HANGING BOARD WIRE
HX	HANGING BOARD X
HY	HANGING BOARD Y
HZ	HANGING BOARD Z
IA	INSULATION
IB	INSULATION BOARD
IC	INSULATION BOARD COVER
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IE	INSULATION BOARD FINISH
IF	INSULATION BOARD FRAME
IG	INSULATION BOARD GROUT
IH	INSULATION BOARD HANGING
II	INSULATION BOARD INSULATION
IJ	INSULATION BOARD JOINT
IK	INSULATION BOARD KICK
IL	INSULATION BOARD LATH
IM	INSULATION BOARD MESH
IN	INSULATION BOARD NAIL
IO	INSULATION BOARD OILING
IP	INSULATION BOARD PANEL
IQ	INSULATION BOARD QUARTZ
IR	INSULATION BOARD REINFORCING
IS	INSULATION BOARD SILL
IT	INSULATION BOARD TIE
IV	INSULATION BOARD VENEER
IW	INSULATION BOARD WIRE
IX	INSULATION BOARD X
IY	INSULATION BOARD Y
IZ	INSULATION BOARD Z
JA	JOINT
JB	JOINT BOARD
JC	JOINT BOARD COVER
JD	JOINT BOARD DETAIL
JE	JOINT BOARD FINISH
JF	JOINT BOARD FRAME
JG	JOINT BOARD GROUT
JH	JOINT BOARD HANGING
JI	JOINT BOARD INSULATION
JJ	JOINT BOARD JOINT
JK	JOINT BOARD KICK
JL	JOINT BOARD LATH
JM	JOINT BOARD MESH
JN	JOINT BOARD NAIL
JO	JOINT BOARD OILING
JP	JOINT BOARD PANEL
JQ	JOINT BOARD QUARTZ
JR	JOINT BOARD REINFORCING
JS	JOINT BOARD SILL
JT	JOINT BOARD TIE
JV	JOINT BOARD VENEER
JW	JOINT BOARD WIRE
JX	JOINT BOARD X
JY	JOINT BOARD Y
JZ	JOINT BOARD Z
KA	KICK
KB	KICK BOARD
KC	KICK BOARD COVER
KD	KICK BOARD DETAIL
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KF	KICK BOARD FRAME
KG	KICK BOARD GROUT
KH	KICK BOARD HANGING
KI	KICK BOARD INSULATION
KJ	KICK BOARD JOINT
KK	KICK BOARD KICK
KL	KICK BOARD LATH
KM	KICK BOARD MESH
KN	KICK BOARD NAIL
KO	KICK BOARD OILING
KP	KICK BOARD PANEL
KQ	KICK BOARD QUARTZ
KR	KICK BOARD REINFORCING
KS	KICK BOARD SILL
KT	KICK BOARD TIE
KV	KICK BOARD VENEER
KW	KICK BOARD WIRE
KX	KICK BOARD X
KY	KICK BOARD Y
KZ	KICK BOARD Z
LA	LATH
LB	LATH BOARD
LC	LATH BOARD COVER
LD	LATH BOARD DETAIL
LE	LATH BOARD FINISH
LF	LATH BOARD FRAME
LG	LATH BOARD GROUT
LH	LATH BOARD HANGING
LI	LATH BOARD INSULATION
LJ	LATH BOARD JOINT
LK	LATH BOARD KICK
LL	LATH BOARD LATH
LM	LATH BOARD MESH
LN	LATH BOARD NAIL
LO	LATH BOARD OILING
LP	LATH BOARD PANEL
LQ	LATH BOARD QUARTZ
LR	LATH BOARD REINFORCING
LS	LATH BOARD SILL
LT	LATH BOARD TIE
LV	LATH BOARD VENEER
LW	LATH BOARD WIRE
LX	LATH BOARD X
LY	LATH BOARD Y
LZ	LATH BOARD Z
MA	MESH
MB	MESH BOARD
MC	MESH BOARD COVER
MD	MESH BOARD DETAIL
ME	MESH BOARD FINISH
MF	MESH BOARD FRAME
MG	MESH BOARD GROUT
MH	MESH BOARD HANGING
MI	MESH BOARD INSULATION
MJ	MESH BOARD JOINT
MK	MESH BOARD KICK
ML	MESH BOARD LATH
MM	MESH BOARD MESH
MN	MESH BOARD NAIL
MO	MESH BOARD OILING
MP	MESH BOARD PANEL
MQ	MESH BOARD QUARTZ
MR	MESH BOARD REINFORCING
MS	MESH BOARD SILL
MT	MESH BOARD TIE
MV	MESH BOARD VENEER
MW	MESH BOARD WIRE
MX	MESH BOARD X
MY	MESH BOARD Y
MZ	MESH BOARD Z
NA	NAIL
NB	NAIL BOARD
NC	NAIL BOARD COVER
ND	NAIL BOARD DETAIL
NE	NAIL BOARD FINISH
NF	NAIL BOARD FRAME
NG	NAIL BOARD GROUT
NH	NAIL BOARD HANGING
NI	NAIL BOARD INSULATION
NJ	NAIL BOARD JOINT
NK	NAIL BOARD KICK
NL	NAIL BOARD LATH
NM	NAIL BOARD MESH
NO	NAIL BOARD NAIL
NP	NAIL BOARD OILING
NQ	NAIL BOARD PANEL
NR	NAIL BOARD QUARTZ
NS	NAIL BOARD REINFORCING
NT	NAIL BOARD SILL
NU	NAIL BOARD TIE
NV	NAIL BOARD VENEER
NW	NAIL BOARD WIRE
NX	NAIL BOARD X
NY	NAIL BOARD Y
NZ	NAIL BOARD Z
OA	OILING
OB	OILING BOARD
OC	OILING BOARD COVER
OD	OILING BOARD DETAIL
OE	OILING BOARD FINISH
OF	OILING BOARD FRAME
OG	OILING BOARD GROUT
OH	OILING BOARD HANGING
OI	OILING BOARD INSULATION
OJ	OILING BOARD JOINT
OK	OILING BOARD KICK
OL	OILING BOARD LATH
OM	OILING BOARD MESH
ON	OILING BOARD NAIL
OO	OILING BOARD OILING
OP	OILING BOARD PANEL
OQ	OILING BOARD QUARTZ
OR	OILING BOARD REINFORCING
OS	OILING BOARD SILL
OT	OILING BOARD TIE
OV	OILING BOARD VENEER
OW	OILING BOARD WIRE
OX	OILING BOARD X
OY	OILING BOARD Y
OZ	OILING BOARD Z
PA	PANEL
PB	PANEL BOARD
PC	PANEL BOARD COVER
PD	PANEL BOARD DETAIL
PE	PANEL BOARD FINISH
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PG	PANEL BOARD GROUT
PH	PANEL BOARD HANGING
PI	PANEL BOARD INSULATION
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PK	PANEL BOARD KICK
PL	PANEL BOARD LATH
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PN	PANEL BOARD NAIL
PO	PANEL BOARD OILING
PP	PANEL BOARD PANEL
PQ	PANEL BOARD QUARTZ
PR	PANEL BOARD REINFORCING
PS	PANEL BOARD SILL
PT	PANEL BOARD TIE
PV	PANEL BOARD VENEER
PW	PANEL BOARD WIRE
PX	PANEL BOARD X
PY	PANEL BOARD Y
PZ	PANEL BOARD Z
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QB	QUARTZ BOARD
QC	QUARTZ BOARD COVER
QD	QUARTZ BOARD DETAIL
QE	QUARTZ BOARD FINISH
QF	QUARTZ BOARD FRAME
QG	QUARTZ BOARD GROUT
QH	QUARTZ BOARD HANGING
QI	QUARTZ BOARD INSULATION
QJ	QUARTZ BOARD JOINT
QK	QUARTZ BOARD KICK
QL	QUARTZ BOARD LATH
QM	QUARTZ BOARD MESH
QN	QUARTZ BOARD NAIL
QO	QUARTZ BOARD OILING
QP	QUARTZ BOARD PANEL
QQ	QUARTZ BOARD QUARTZ
QR	QUARTZ BOARD REINFORCING
QS	QUARTZ BOARD SILL
QT	QUARTZ BOARD TIE
QV	QUARTZ BOARD VENEER
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QZ	QUARTZ BOARD Z
RA	REINFORCING
RB	REINFORCING BOARD
RC	REINFORCING BOARD COVER
RD	REINFORCING BOARD DETAIL
RE	REINFORCING BOARD FINISH
RF	REINFORCING BOARD FRAME
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RH	REINFORCING BOARD HANGING
RI	REINFORCING BOARD INSULATION
RJ	REINFORCING BOARD JOINT
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RL	REINFORCING BOARD LATH
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RR	REINFORCING BOARD REINFORCING
RS	REINFORCING BOARD SILL
RT	REINFORCING BOARD TIE
RV	REINFORCING BOARD VENEER
RW	REINFORCING BOARD WIRE
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RY	REINFORCING BOARD Y
RZ	REINFORCING BOARD Z
SA	SILL
SB	SILL BOARD
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SI	SILL BOARD INSULATION
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SP	SILL BOARD PANEL
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SR	SILL BOARD REINFORCING
SS	SILL BOARD SILL
ST	SILL BOARD TIE
SV	SILL BOARD VENEER
SW	SILL BOARD WIRE
SX	SILL BOARD X
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TH	TIE BOARD HANGING
TI	TIE BOARD INSULATION
TJ	TIE BOARD JOINT
TK	TIE BOARD KICK
TL	TIE BOARD LATH
TM	TIE BOARD MESH
TN	TIE BOARD NAIL
TO	TIE BOARD OILING
TP	TIE BOARD PANEL
TQ	TIE BOARD QUARTZ
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TS	TIE BOARD SILL
TT	TIE BOARD TIE
TV	TIE BOARD VENEER
TW	TIE BOARD WIRE
TX	TIE BOARD X
TY	TIE BOARD Y
TZ	TIE BOARD Z
UA	VENEER
UB	VENEER BOARD
UC	VENEER BOARD COVER
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UE	VENEER BOARD FINISH
UF	VENEER BOARD FRAME
UG	VENEER BOARD GROUT
UH	VENEER BOARD HANGING
UI	VENEER BOARD INSULATION
UJ	VENEER BOARD JOINT
UK	VENEER BOARD KICK
UL	VENEER BOARD LATH
UM	VENEER BOARD MESH
UN	VENEER BOARD NAIL
UO	VENEER BOARD OILING
UP	VENEER BOARD PANEL
UQ	VENEER BOARD QUARTZ
UR	VENEER BOARD REINFORCING
US	VENEER BOARD SILL
UT	VENEER BOARD TIE
UV	VENEER BOARD VENEER
UW	VENEER BOARD WIRE
UX	VENEER BOARD X
UY	VENEER BOARD Y
UZ	VENEER BOARD Z
VA	WIRE
VB	WIRE BOARD
VC	WIRE BOARD COVER
VD	WIRE BOARD DETAIL
VE	WIRE BOARD FINISH
VF	WIRE BOARD FRAME
VG	WIRE BOARD GROUT
VH	WIRE BOARD HANGING
VI	WIRE BOARD INSULATION
VJ	WIRE BOARD JOINT
VK	WIRE BOARD KICK
VL	WIRE BOARD LATH
VM	WIRE BOARD MESH
VN	WIRE BOARD NAIL
VO	WIRE BOARD OILING
VP	WIRE BOARD PANEL
VQ	WIRE BOARD QUARTZ
VR	WIRE BOARD REINFORCING
VS	WIRE BOARD SILL
VT	WIRE BOARD TIE
VV	WIRE BOARD VENEER
VW	WIRE BOARD WIRE
VX	WIRE BOARD X
VY	WIRE BOARD Y
VZ	WIRE BOARD Z
WA	X
WB	X BOARD
WC	X BOARD COVER
WD	X BOARD DETAIL
WE	X BOARD FINISH
WF	X BOARD FRAME
WG	X BOARD GROUT
WH	X BOARD HANGING
WI	X BOARD INSULATION
WJ	X BOARD JOINT
WK	X BOARD KICK
WL	X BOARD LATH
WM	X BOARD MESH
WN	X BOARD NAIL
WO	X BOARD OILING
WP	X BOARD PANEL
WQ	X BOARD QUARTZ
WR	X BOARD REINFORCING
WS	X BOARD SILL
WT	X BOARD TIE
WV	X BOARD VENEER
WW	X BOARD WIRE
WX	X BOARD X
WY	X BOARD Y
WZ	X BOARD Z
XA	Y
XB	Y BOARD
XC	Y BOARD COVER
XD	Y BOARD DETAIL
XE	Y BOARD FINISH
XF	Y BOARD FRAME
XG	Y BOARD GROUT
XH	Y BOARD HANGING
XI	Y BOARD INSULATION
XJ	Y BOARD JOINT
XK	Y BOARD KICK
XL	Y BOARD LATH
XM	Y BOARD MESH
XN	Y BOARD NAIL
XO	Y BOARD OILING
XP	Y BOARD PANEL
XQ	Y BOARD QUARTZ
XR	Y BOARD REINFORCING
XS	Y BOARD SILL
XT	Y BOARD TIE
XV	Y BOARD VENEER
XW	Y BOARD WIRE





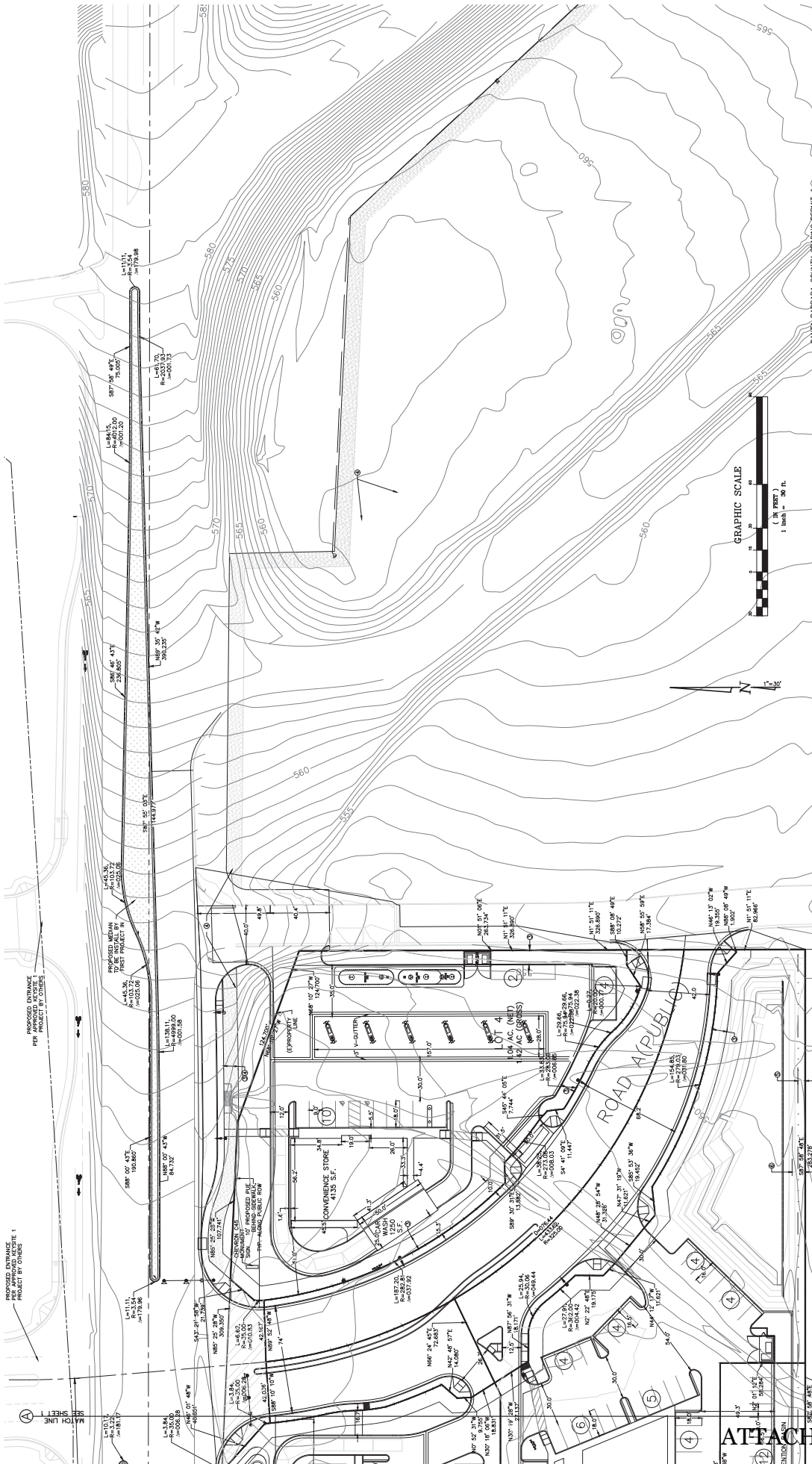






# CLARK AVENUE COMMERCIAL DEVELOPMENT

DEVELOPMENT PLAN for TENTATIVE PARCEL MAP



PROPOSED DISTANCE TO BE MAINTAINED PER APPROVED KEYSITE 1 PROJECT BY OTHERS

PROPOSED DISTANCE TO BE MAINTAINED PER APPROVED KEYSITE 1 PROJECT BY OTHERS

DESIGNED BY: B. BH. DATE: 4/2/19

CHECKED BY: R.A.G.

REVISIONS:

DATE	DESCRIPTION

**DEVELOPMENT PLAN FOR**

**KEYSITE 2**

160W-00000-0001N (160W-00000-00000-00017)

160E-00000-0001N (160E-00000-00000-00022)

COUNTY OF SANTA BARBARA, CALIFORNIA

SCALE: AS SHOWN

DATE: 04/15/19

BY: S.B. CO. DIRECTOR OF PUBLIC WORKS

SHEET 2 OF 2

ROAD DEPARTMENT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

BUILDING DEPARTMENT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRE DEPARTMENT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

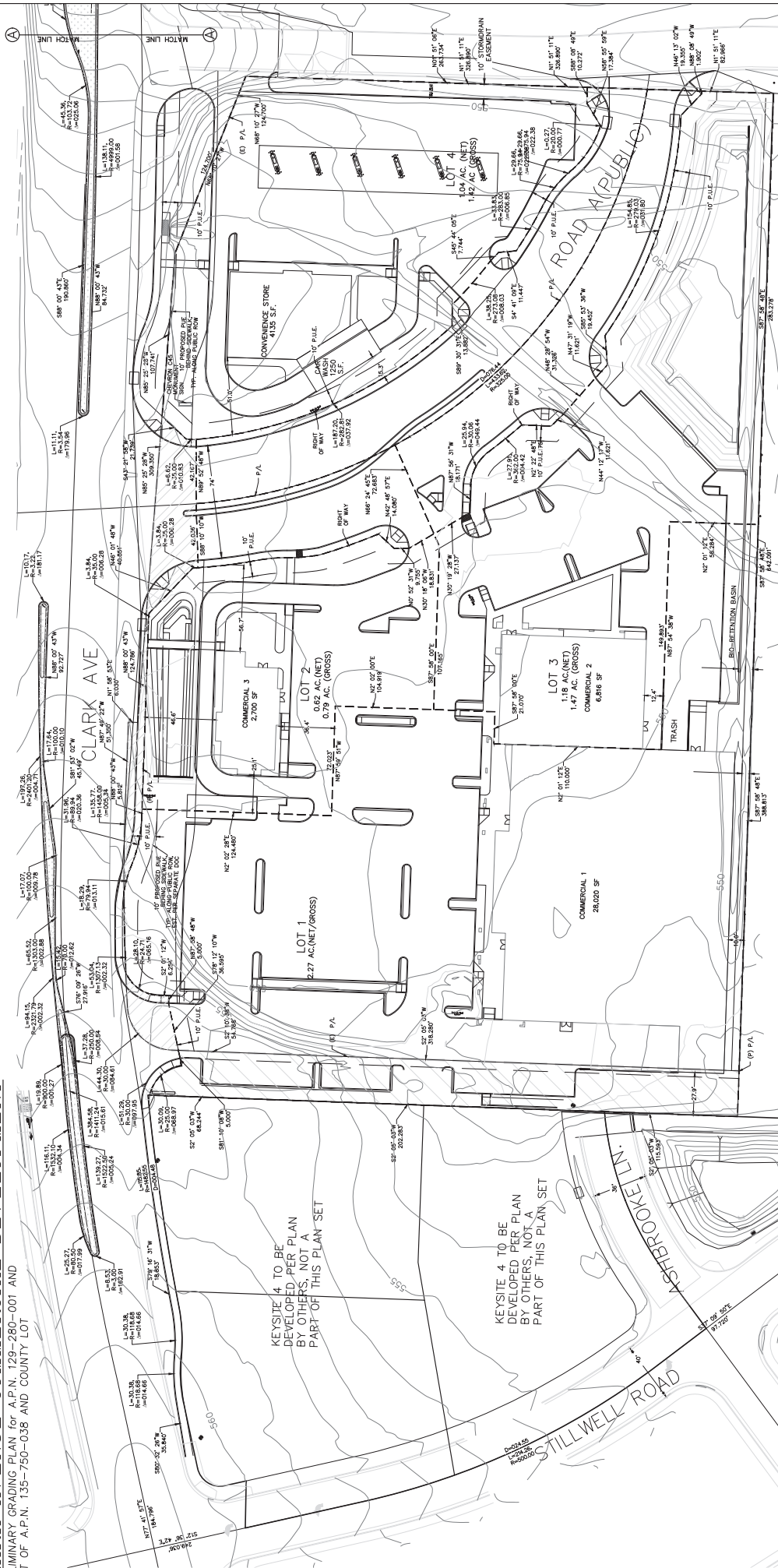
ELDER CONTROL NUMBER 16, 05, 04, \_\_\_\_\_ DATE: \_\_\_\_\_





# CLARK AVENUE COMMERCIAL DEVELOPMENT

PRELIMINARY GRADING PLAN for A.P.N. 129-280-001 AND  
PART OF A.P.N. 135-750-038 AND COUNTY LOT



KEYSITE 4 TO BE DEVELOPED PER PLAN BY OTHERS, NOT A PART OF THIS PLAN SET

KEYSITE 4 TO BE DEVELOPED PER PLAN BY OTHERS, NOT A PART OF THIS PLAN SET

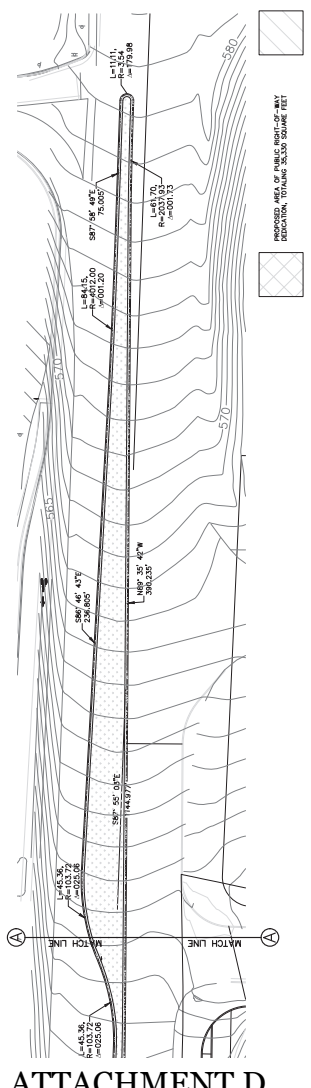
3/27/19  
**PRELIMINARY GRADING PLAN FOR  
 KEYSITE 2**  
 DESIGNED BY: B.W.H. DATE: 03/27/19  
 CHECKED BY: R.A.G. SCALE: AS SHOWN  
 REVISIONS: 2024 Airport Dr., Santa Barbara, CA 93103  
 DATE DESCRIPTION: 1804P-00000-1801N-1020P-00000-00017  
 COUNTY OF SANTA BARBARA, CALIFORNIA  
 RISEBELL ENGINEERS  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEER  
 LICENSE NO. 12567  
 DATE: 03/27/19

SANTA BARBARA COUNTY GRADING PERMIT #  
 THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA COUNTY ORDINANCE NO. 4477

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ S.B.A. CO. DIRECTOR OF PUBLIC WORKS

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_ SHEET 3 OF 3

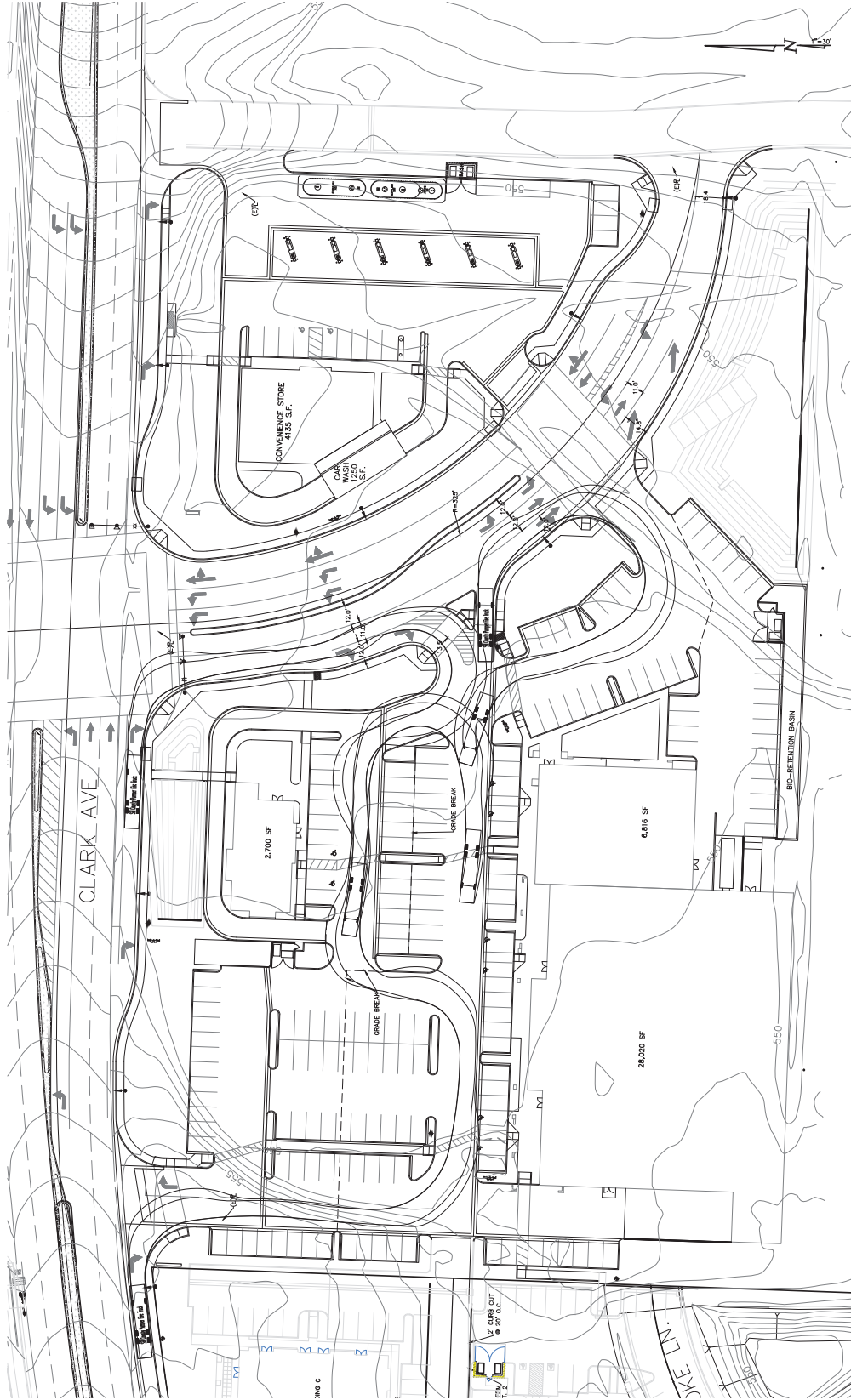
GRAPHIC SCALE  
 1 inch = 30 ft.  
 (IN FEET)



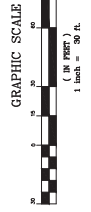
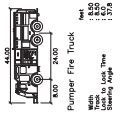
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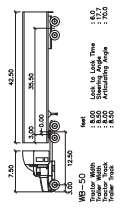
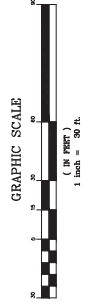
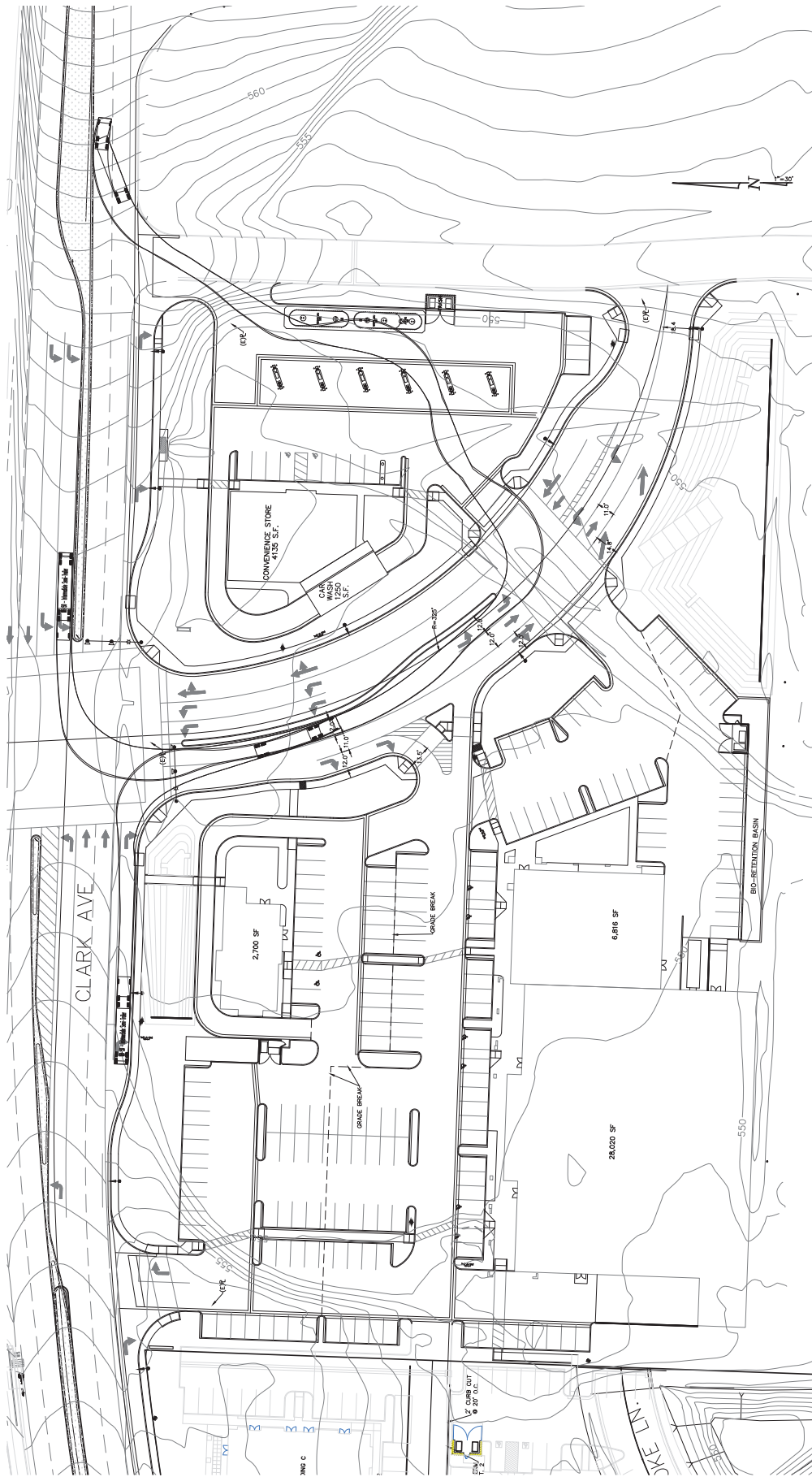




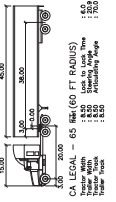
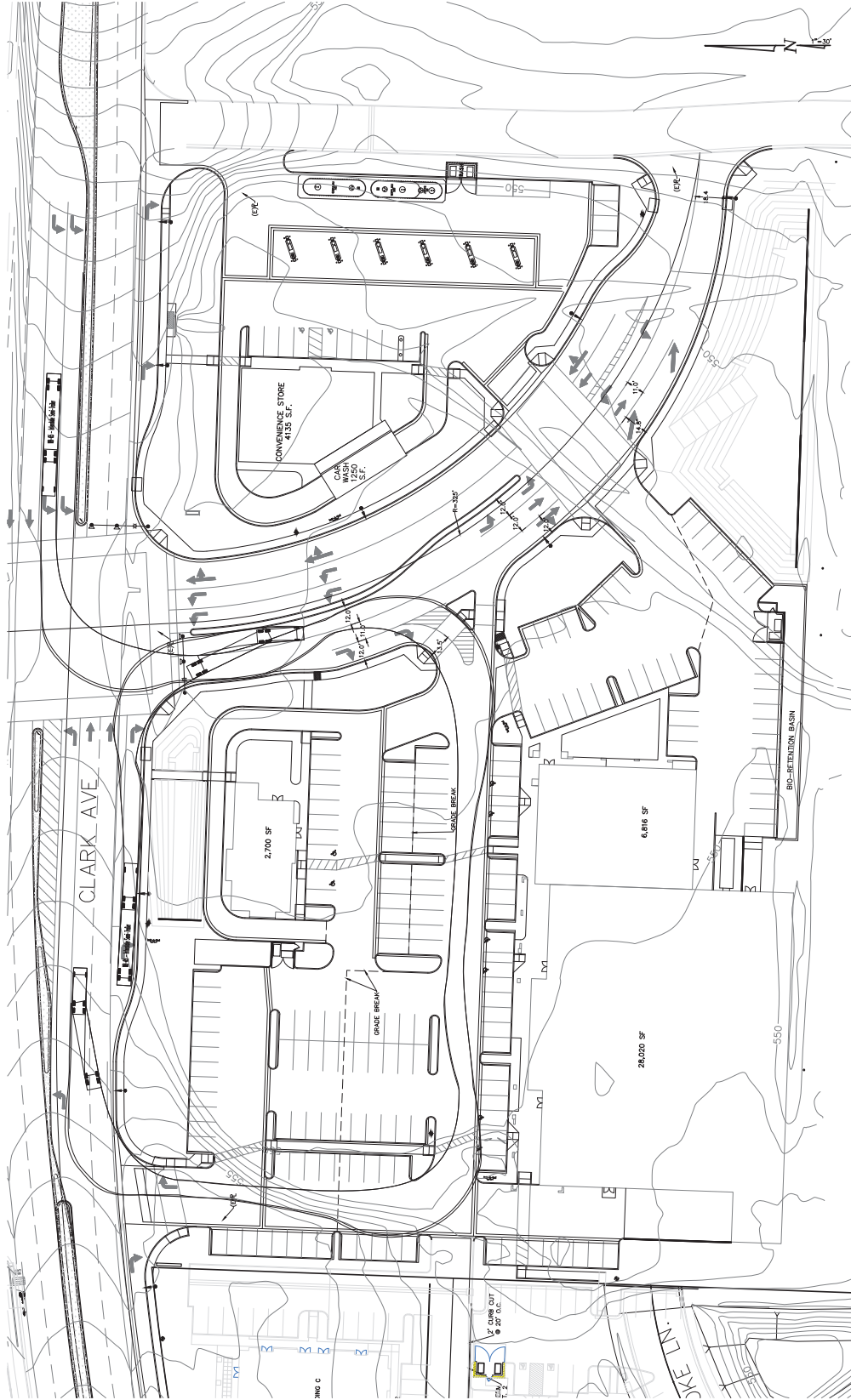


3/7/2019  
**PUMPER FIRE TRUCK  
 TRUCK TURNING TEMPLATE FOR  
 KEYSITE 2**  
 COUNTY OF SANTA BARBARA, CALIFORNIA  
 SCALE: AS SHOWN  
 2624 Airport Dr., #4045  
 Santa Barbara, CA 93107  
 (805) 834-5787









GRAPHIC SCALE  
 ( IN FEET )  
 1 INCH = 30 FT.

3/7/2019  
 CA LEGAL - 65 FT (60 FT RADIUS)  
 TRUCK TURNING TEMPLATE FOR  
 KEY SITE 2  
 COUNTY OF SANTA BARBARA, CALIFORNIA  
 SCALE: AS SHOWN  
 2524 Airport Dr., #405  
 Santa Barbara, CA 93107  
 (805) 964-5787

15.00  
 30.00  
 45.00  
 60.00  
 75.00  
 90.00  
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 120.00  
 135.00  
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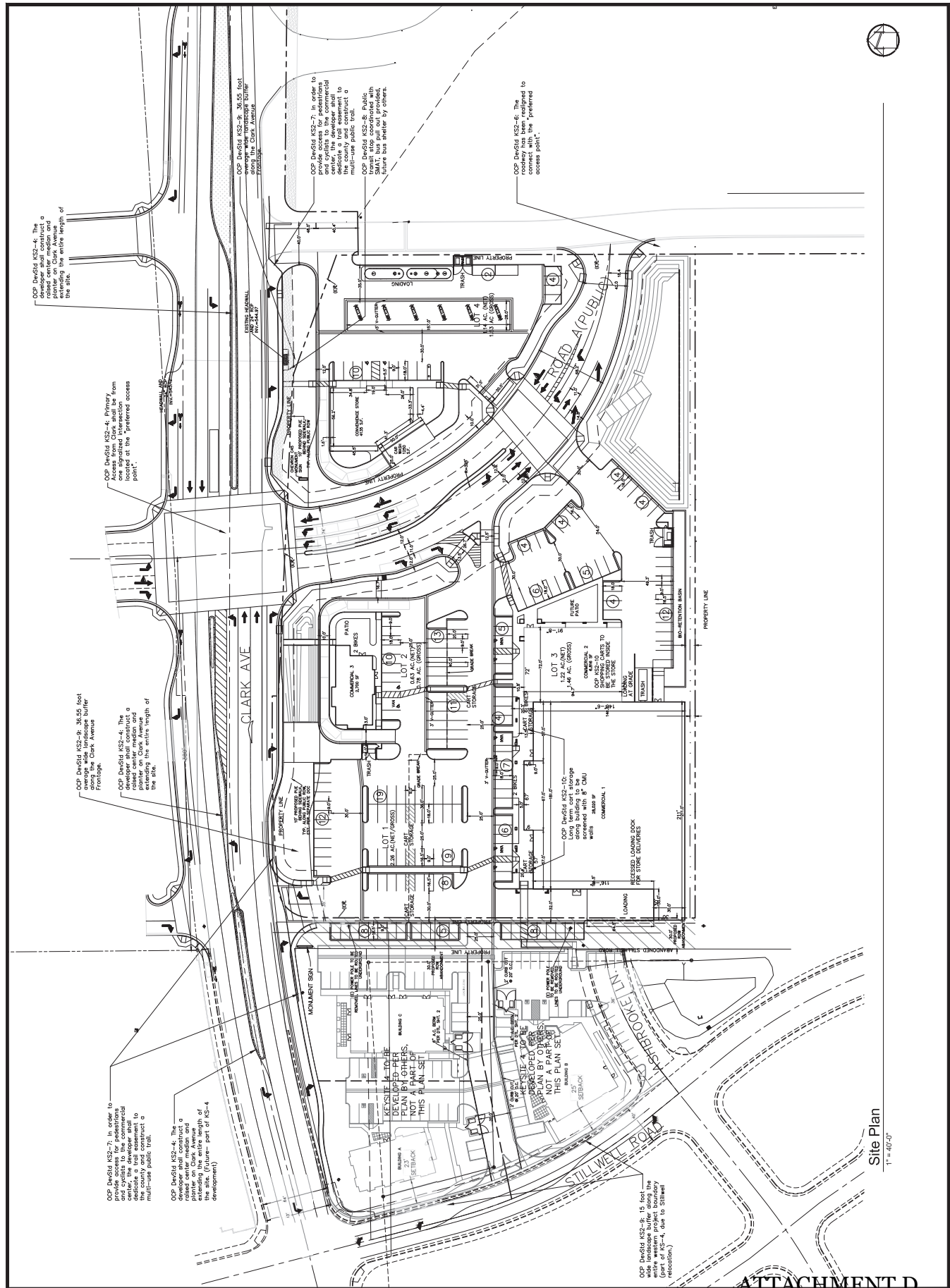
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KEYSITE 2  
SANTA BARBARA COUNTY  
160P-00000-0009, 161PM-00000-0001, 162UP-0000-00017  
1 CUP-00000-00018, 160SF-00000-00002  
Capitol Pacific Development Group  
10 E. Yoncall Street  
Santa Barbara, CA 93101  
(805) 692-4703



Paul Poirier + Associates  
156 West Almar Ave. Suite C Santa Barbara, CA 93105  
fax (805) 898-9683 telephone (805) 882-8894

PROJECT CODE:	1446
ISSUE DATE:	10/20/19
ISSUE NAME:	160P-00000-0009
APPROVALS:	DATE:
APPROVED BY:	
REVISION:	NO. DATE COMMENTS:
PRINT DATE:	APR 03, 2019, 1:59pm



Site Plan  
1" = 40'-0"

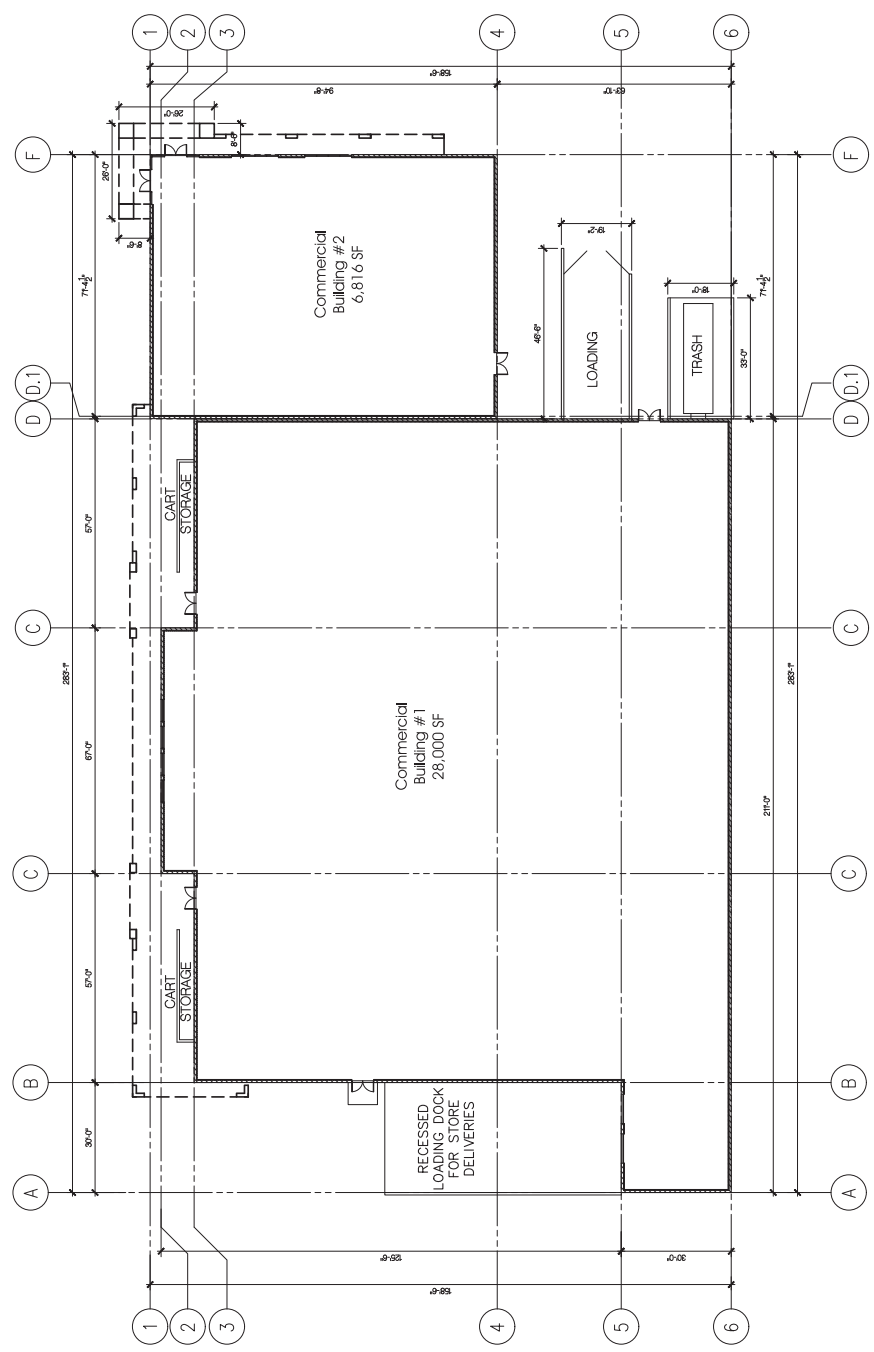
ATTACHMENT D



# Commercial Building #1 & #2 Floor Plan

SCALE: 1/8" = 1'-0"

## ATTACHMENT



**A2.1**  
BUILDING # 1 & 2

**KEYSITE 2**  
SANTA BARBARA COUNTY  
160VP-0000-00018, 160SP-0000-00002  
160VP-0000-00018, 160SP-0000-00002  
160VP-0000-00018, 160SP-0000-00002  
Capital Pacific Development Group  
10 E. Yonodli Street  
Santa Barbara, CA 93101  
Orcutt, CA  
SIT ADDRESS

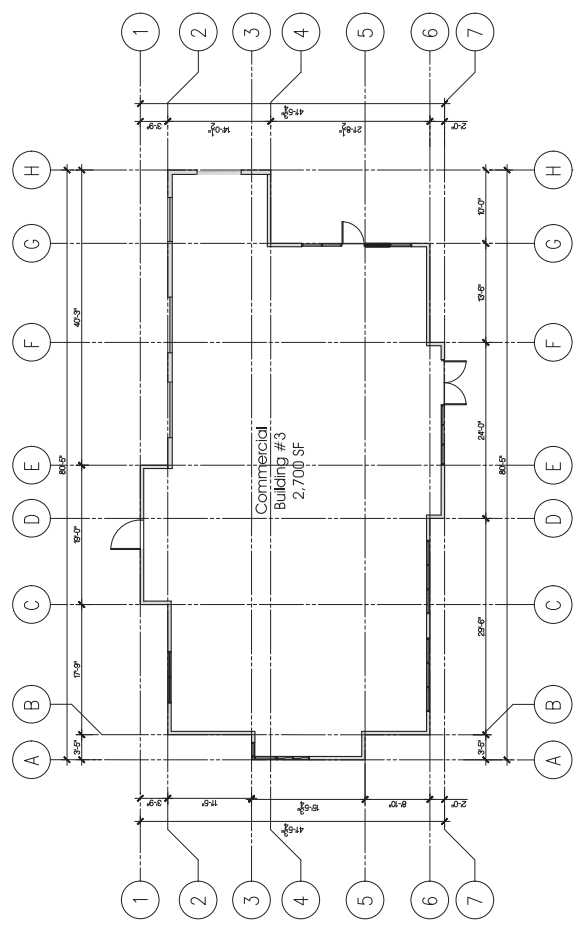
**Paul Poirier + Associates**  
156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105  
fax (805) 898-9683  
telephone (805) 682-8894

PROJECT CODE: 1456  
REVISION: 1456-011 28.000 SF.dwg  
RSB DATE:  
DRAWN BY:  
CHECKED BY:  
APPROVAL: DATE:  
PRINT DATE: Apr 08, 2019, 11:30am  
REVISIONS:  
NO. DATE COMMENTS



# Commercial Building # 3 Floor Plan

SCALE: 1/8" = 1'-0"



A2.3  
BUILDING # 3


KEYSITE 2  
SANTA BARBARA COUNTY  
Capital Pacific Development Group  
10 E. Yononah Street  
Santa Barbara, CA 93101  
160VP-00000-00005 161TM-00000-00001 160SP-00000-00002  
160SP-00000-00018 160SP-00000-00002

Paul Poirier + Associates  
156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105  
fax (805) 898-9683  
telephone (805) 682-8894

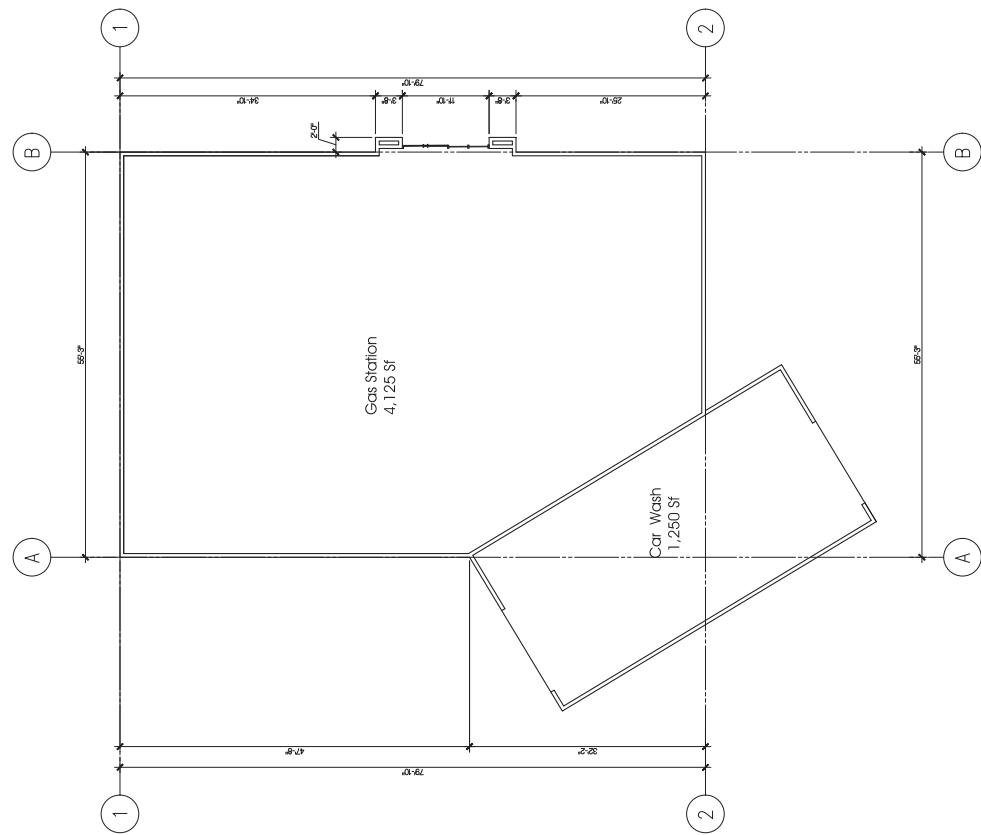
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REVISION: 1456-A23.2700-3P.dwg	DATE: _____
ISSUE DATE: _____	APPROVAL: _____
DESIGNED BY: _____	DATE: _____
CHECKED BY: _____	DATE: _____
APPROVED: _____	DATE: _____
NO. DATE COMMENTS:	

**KEYSITE 2**  
SANTA BARBARA COUNTY  
1601P-0000-00018, 1601P-0000-00017, 1601P-0000-00018, 1601P-0000-00017  
Capital Pacific Development Group  
10 E. Yononli Street  
Santa Barbara, CA 93101  
Clark Avenue/Hwy 101  
Orcutt, CA  
SFB ADDRESS:  
1: (805) 692-4703

**Paul Poirier + Associates**  
156 West Alamar Ave. # Suite C • Santa Barbara, CA 93105  
fax (805) 898-9683  
telephone (805) 682-8894



PROJECT CODE: 1456  
REVISION: 1456/024 Gas Stationing  
RSB DATE:  
DRAWN BY:  
CHECKED BY:  
APPROVED: DATE:  
PRINT DATE: Apr 08, 2018, 11:20am  
REVISIONS:  
NO. DATE COMMENTS:



**Gas Station Floor Plan**  
SCALE: 1/8" = 1'-0"

PROJECT CODE: 1446  
 FIRM: H&A+T+C-B&H-Buildings.org  
 ISSUE DATE:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Apr 06, 2019 11:10am  
 NOT DATE: COMMENTS:

**Paul Poirier + Associates**  
 156 West Alhambra Ave. Suite C Santa Barbara, CA 93105  
 fax (805) 898-9683  
 telephone (805) 682-8894

**KEYSITE 2**  
 SANTA BARBARA COUNTY  
 Capital Pacific Development Group  
 10 E. Yonahli Street  
 Santa Barbara, CA 93101  
 1 (805) 692-4703

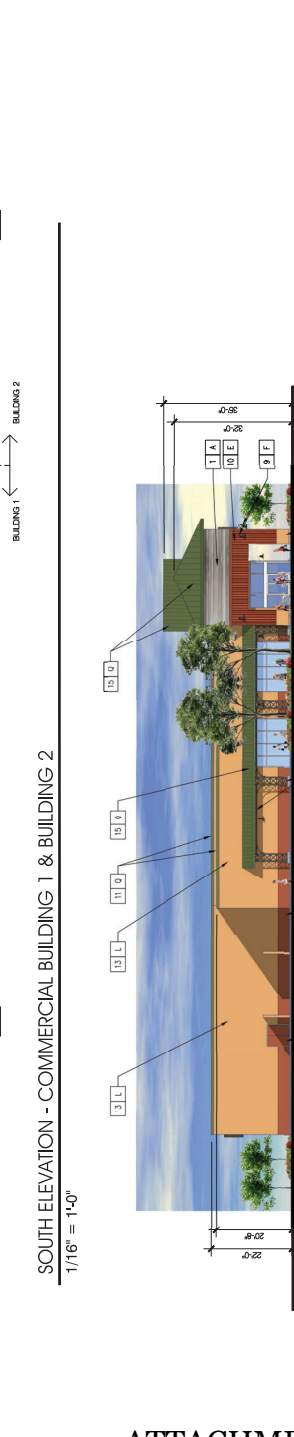
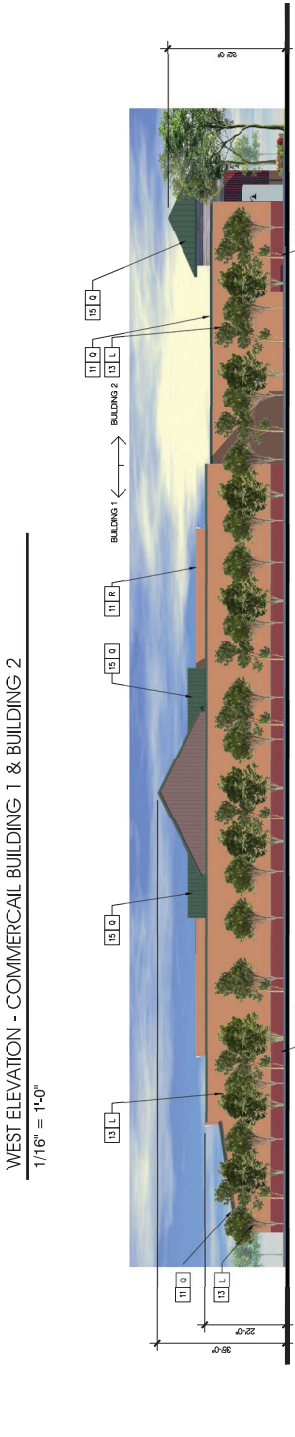
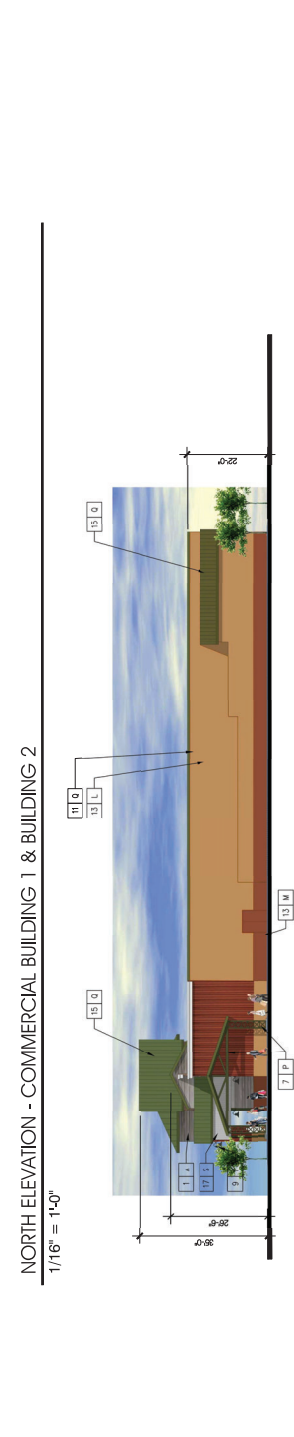
**A3.1C**  
 COLOR ELEVATIONS

**KEYNOTES**

NO.	REF.	DTL.	DESCRIPTION
1			RECLAIMED LAMBER SIDING, 96 AND 96 BONDERS OVER COMMERCIAL TYXER W/ALLOY 171 & G
2			GAVALANIZED METAL DOOR AND FRAME
3			ALUMINUM STOREFRONT SYSTEM, HANMER TIRING, 81T
4			3/8 GROUT PLASTER, GABRIEL LATH, 1/2 LAYERS GRADE 4 BLOC PAPER OVER COMMERCIAL TYXER
5			GAVALANIZED IRON VINE PALE PAINT FINISH
6			PREFAB METAL AWNING BY MADES
7			GAVALANIZED STEEL TRUSSER COLUMNS AND OPEN WEB JOISTS
8			24 GA. CORTEN METAL FLASHING
9			LIGHT FIXTURE
10			24 GA. CORNBOARD GABRIEL STEEL SIDING OVER COMMERCIAL TYXER W/ALLOY 171
11			24 GA. FINISHED GALVALUME FLASHING
12			ALUMINUM WINDOW, METAL WINDOW CORP., 1500 SERIES, W/INVELED STOP
13			8"x8" CMU BLOCK BY ARIVOL, W/BSF MASTERPROTECT 11 FIBRE SEALER
14			WOOD AWNING W/METAL FRAME
15			PREPARED 24 GA. GALVALUME ROOFING AND TRIM AEP SPAN "ALUPRB" C/HEAT RESISTANT UNDERLAYMENT
16			PREPARED 24 GA. GALVALUME METAL SIDING, AEP SPAN "TUSSET PANEL" O/COMMERCIAL TYXER
17			24 GA. CORRUGATED GALVALUME METAL SIDING AEP SPAN "TUSSET"

**COLOR SCHEDULE**

NO.	REF.	DTL.	DESCRIPTION
1			THOMSON WATERBURY FINISH
2			IC COLOR 966, TURTLE SHELL 0817 W/80
3			CLEAR ANODIZED ALUMINUM
4			IC COLOR 383, BURMA ROAD 8009 87407
5			NATURAL FLUET FINISH
6			PAINT TO MATCH DARK BRONZE ANODIZED
7			CABOT SEMI-TRANSPARENT STAIN COLOR - BROOKSTONE
8			MATCH COLOR OF RECLAIMED LUMBER
9			SILVER PAINT
10			MATCH COLOR OF ADJACENT COLORED CMU
11			ARIVOL BLOCK CUSTOM COLOR #6868096 "MARM TAN" SMOOTH FACE
12			ARIVOL BLOCK CUSTOM COLOR #6868096 "TERRA COTTA" SMOOTH FACE
13			ARIVOL BLOCK CUSTOM COLOR #6868096 "TERRA COTTA" SPLIT FACE
14			IC COLOR 169 BRICK ROAD (2019 18/212)
15			IC COLOR 1094 OLIVE HUNTER (9707 07/135)
16			AEP SPAN "WOOD LEAF GREEN" DURATECH 5000
17			AEP SPAN "WOOD RESAL WHITE" DURATECH 5000
18			AEP SPAN ZINCALUM PLUS UNPAINTED GALV. FIN.



PROJECT CODE: 1456  
 REVISION: 1456/ASJC Color Rebranding  
 RISE DATE:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Apr 08, 2019, 11:18am  
 REVISIONS:  
 NO. DATE COMMENTS

**Paul Poirier + Associates**  
 156 West Alhambra Ave. • Suite C • Santa Barbara, CA 93105  
 fax (805) 898-6683  
 telephone (805) 682-8894

**KEYSITE 2**  
 SANTA BARBARA COUNTY  
 Capital Pacific Development Group  
 10 E. Yoncalli Street  
 Santa Barbara, CA 93101  
 1 (805) 692-4703

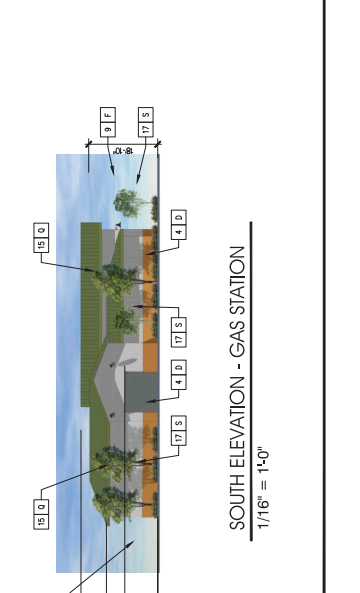
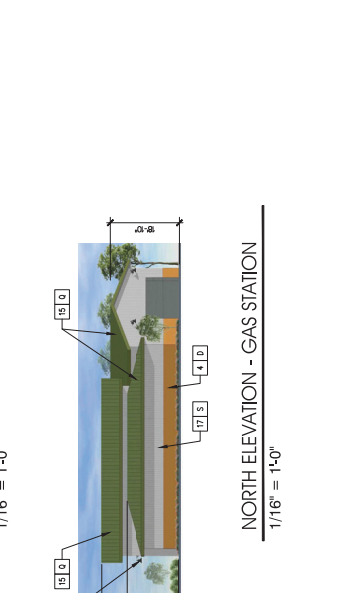
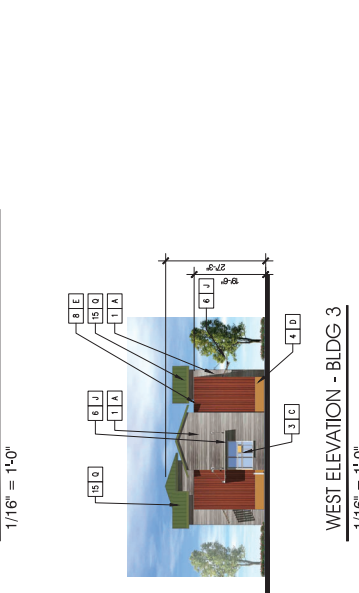
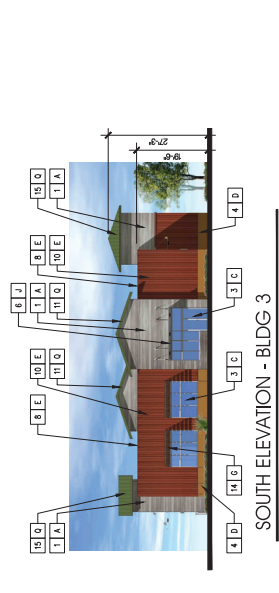
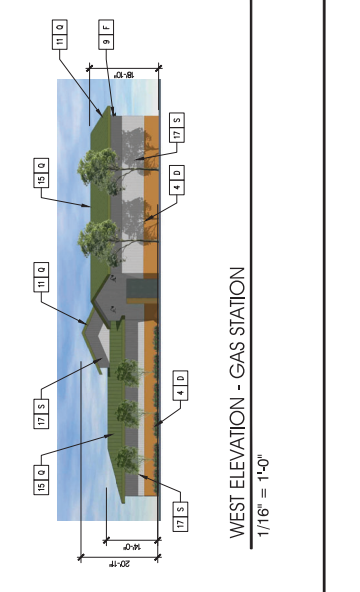
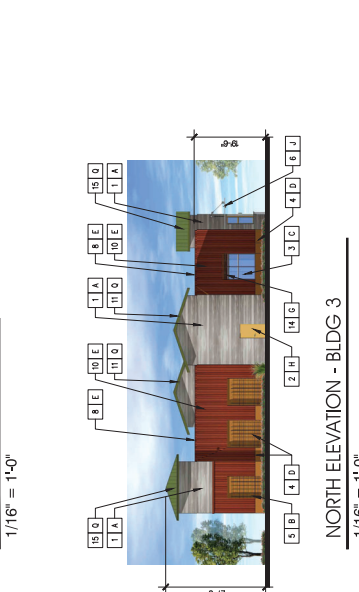
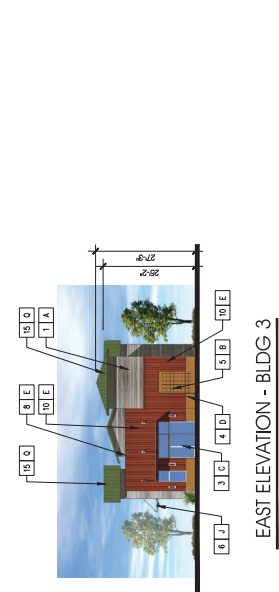
**A3.2C**  
 COORDINATIONS

**KEYNOTES**

NO.	REF.	DTL.	DESCRIPTION
1			RECLAIMED LUMBER SIDING ON 1/8" BOARDS OVER COMPOSITE LATH NAILLED TO 1x8 S
2			GAULANIZED METAL DOOR AND FRAME
3			ALUMINUM STOREFRONT SYSTEM, KAWNEER TRIFAB 451T
4			3/8" CONCRETE PLASTER OVER METAL LATH AND LAYERS GRADE D BLDG FINISH OVER COMMERCIAL TYKEX
5			WALL MOUNTED TRELLIS BY "GREENSCREEN"
6			PREFAB METAL AWNING BY WAKES
7			GAULANIZED STEEL TRUSSES, COLLARS AND OPEN WEB JOISTS
8			24 GA. CORTEEN METAL FLASHING
9			LIGHT FIXTURE
10			24 GA. CORRUGATED GALVALUME METAL SIDING OVER COMPOSITE TYKEX WOOD BARRIER
11			24 GA. FINISHED GALVALUME FLASHING
12			ALUMINUM WINDOW, METAL WINDOW CORR., 1500 SERIES W/ RIVETED STOP
13			8"x8" CMU BLOCK BY ARVOL W/ FINISH MASTERPROTECT IT FUDGE SIZER
14			WOOD FINISH W/ METAL FRAME
15			PREPARED, 24 GA. GALVALUME ROOFING AND TRIM
16			PREPARED, 24 GA. GALVALUME METAL SIDING, AEP SPAN "FLUSH PANEL" O/COMMERCIAL TYKEX
17			24 GA. CORRUGATED GALVALUME METAL SIDING AEP SPAN FINISH

**COLOR SCHEDULE**

NO.	REF.	DTL.	DESCRIPTION
A			THOMSON WATERFALL FINISH
B			BRONZE
C			CLEAR ANODIZED ALUMINUM
D			ICI COLOR 808 BURMA ROAD (8078 57/307)
E			NATURAL RUST FINISH
F			PAINT TO MATCH DARK BRONZE ANODIZED
G			CABOT SEMI-TRANSPARENT STAIN, COLOR - BROOKSTONE
H			MATCH COLOR OF RECLAIMED LUMBER
J			SILVER PAINT
K			MATCH COLOR OF ADJACENT COLORED CMU
L			ARVOL BLOCK CUSTOM COLOR #RBR162 "WARM TAN" SMOOTH FACE
M			ARVOL BLOCK CUSTOM COLOR #RBR696 "TERRA COTTA" SMOOTH FACE
N			ARVOL BLOCK CUSTOM COLOR #RBR696 "TERRA COTTA" SPLIT FACE
O			ICI COLOR 169 BRICK ROAD (5078 18/212)
P			ICI COLOR 1004 OLIVE HUNTER (9707 07/133)
Q			AEP SPAN "COOL LEAF GREEN" DURATECH 5000
R			AEP SPAN "COOL BEGA, WHITE" DURATECH 5000
S			AEP SPAN ZINCALUM PLUS UNPAINTED GALV. FIN.





1 Street View of Building 1



2 Aerial View



3 Street View of Building 1 and Building 2



4 Building 2

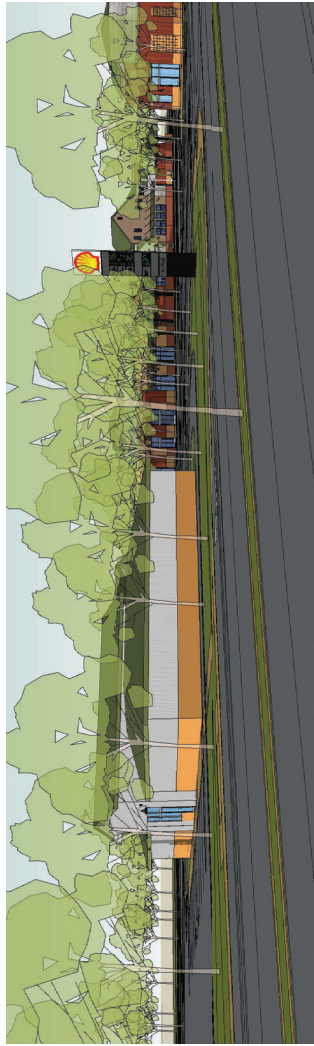




5 View from Clark Avenue Looking South



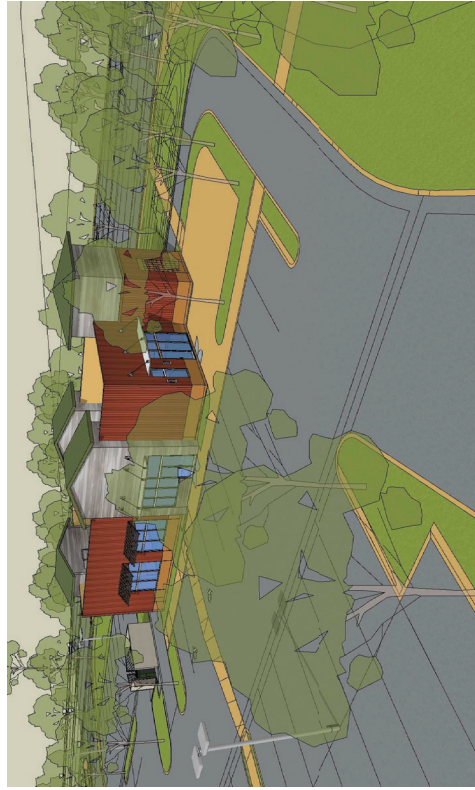
6 Gas Station View Looking Southwest



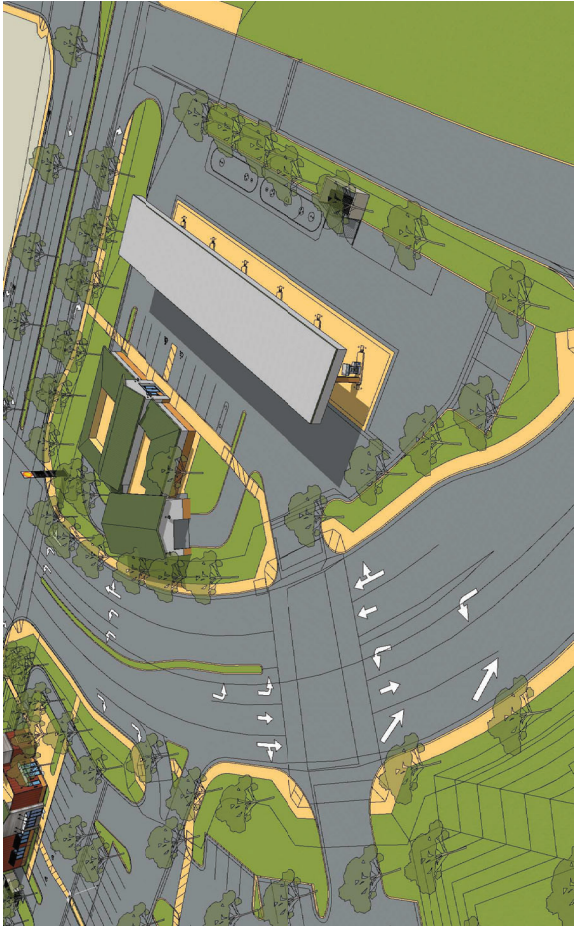
7 View from Clark Avenue Looking Southwest



8 Aerial View Looking Southwest



9 Aerial View of Building 2



10 Aerial View of Civic Station



11 Building 3



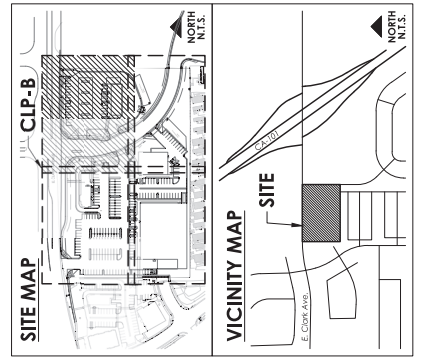
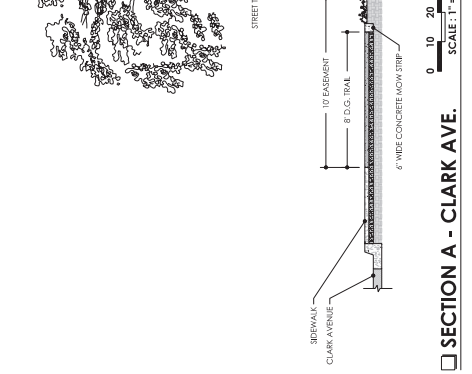
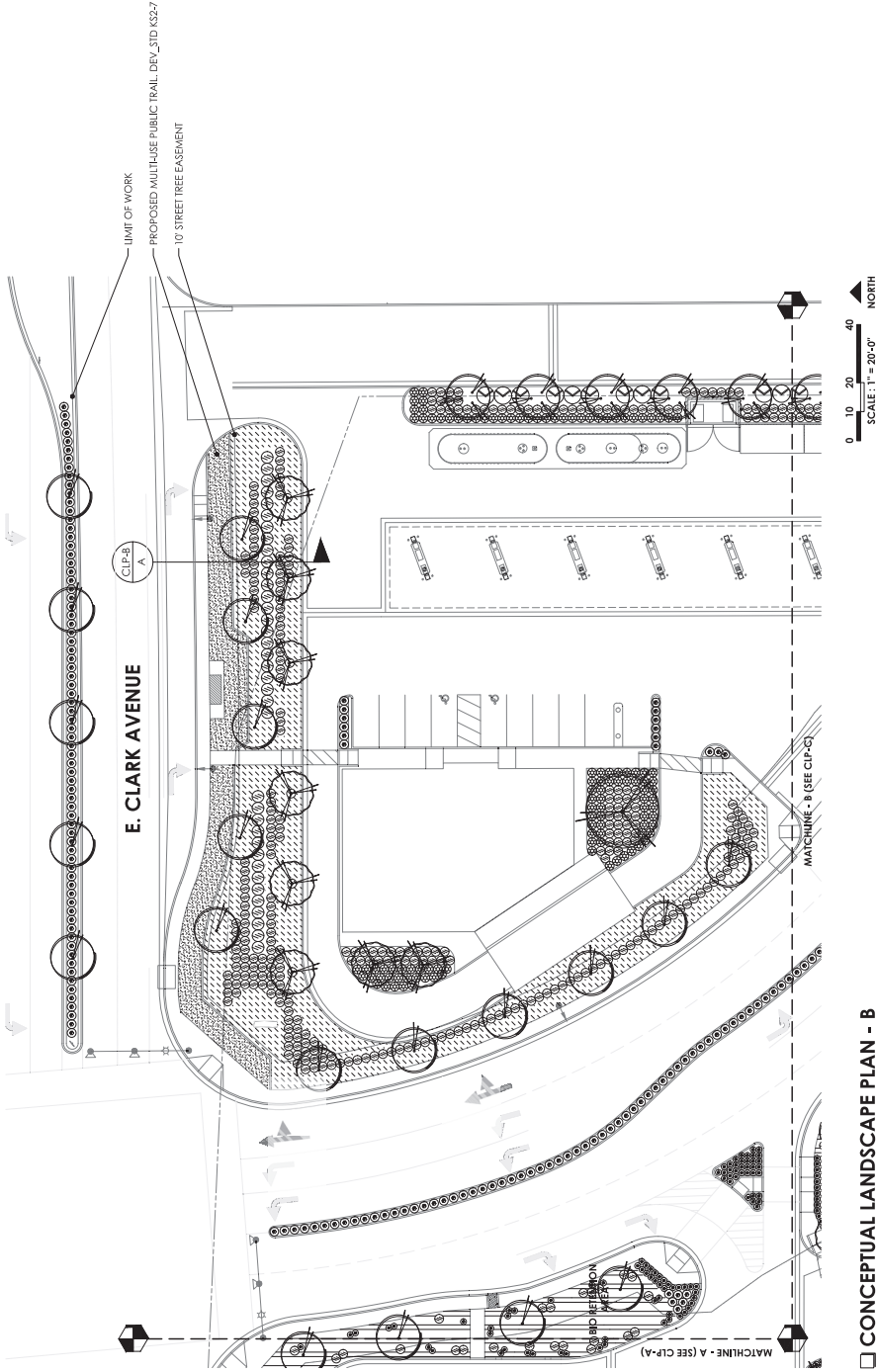
12 Aerial View



13 View of Buildings 2 and Building 1



# ATTACHMENT D



**PLANT LEGEND**

NOTE: Plant imagery shown is representative only. Final selections may vary, see conceptual planting legend for more information.

**SITE TREES**

- Ugandensis Indica - Catalpa - Catalpa Crada Myrtle
- Aspidistra - Nandina - Nandina Crispae Myrtle
- Clusia - Clusia - Clusia - Clusia - Clusia - Clusia
- Clusia - Clusia - Clusia - Clusia - Clusia - Clusia

**BASIN TREES**

- Rhamnus californica - California Sycamore
- Cercis occidentalis - Western Redbud

**STREET TREES**

- Rhus typhina - Autumn Sumac
- Quercus virginiana - Southern Live Oak

**PERMETER TREES**

- Melaleuca quinquenervia - Broadleaved Paperbark Tree

**LARGE SCREEN SHRUBS**

- Rozmarinus officinalis - Tuscan Blue - Turquoise Blue Rosemary
- Conocarpus - Conocarpus - Conocarpus - Conocarpus
- Philadelphus - Philadelphus - Philadelphus - Philadelphus
- Rhamnus - Rhamnus - Rhamnus - Rhamnus
- Rhamnus - Rhamnus - Rhamnus - Rhamnus
- Rhamnus - Rhamnus - Rhamnus - Rhamnus

**MEDIUM SHRUBS**

- Morone - Morone - Morone - Morone
- Morone - Morone - Morone - Morone
- Morone - Morone - Morone - Morone
- Morone - Morone - Morone - Morone

**SMALL SHRUBS**

- Buddleia - Buddleia - Buddleia - Buddleia
- Dianella - Dianella - Dianella - Dianella
- Asparagus - Asparagus - Asparagus - Asparagus
- Asparagus - Asparagus - Asparagus - Asparagus
- Asparagus - Asparagus - Asparagus - Asparagus

**FLOWERING GROUNDCOVER**

- Myriophyllum - Myriophyllum - Myriophyllum - Myriophyllum
- Myriophyllum - Myriophyllum - Myriophyllum - Myriophyllum
- Myriophyllum - Myriophyllum - Myriophyllum - Myriophyllum

**SPREADING GROUNDCOVERS**

- Ceanothus - Ceanothus - Ceanothus - Ceanothus
- Ceanothus - Ceanothus - Ceanothus - Ceanothus
- Ceanothus - Ceanothus - Ceanothus - Ceanothus

**LOW IMPACT DESIGN PLANTS**

- Chenopodium - Chenopodium - Chenopodium - Chenopodium
- Syntherisma - Syntherisma - Syntherisma - Syntherisma
- Syntherisma - Syntherisma - Syntherisma - Syntherisma
- Syntherisma - Syntherisma - Syntherisma - Syntherisma

**VINES**

- Ficus - Ficus - Ficus - Ficus

**COBBLES**

**KEY SITE 2**

CLARK AVENUE/HIGHWAY 1 - ORCLIFF CA  
 16CPV-00000-00001 16PVA-00000-00001 16CUP-00000-00017  
 16CUP-00000-00018, 16CSP-00000-00002

**SHEET TITLE**  
**CONCEPTUAL LANDSCAPE PLAN - B**

**OWNER** Capital Pacific Dev. Group  
 10 E. Tomasco Street  
 Santa Barbara, CA 93101  
 T: 805.964.1000  
 F: 805.964.1000

**DATE** 2019.04.18

**SHEET NO.** 2160

**L-1.1**

**PLEINAIRE DESIGN GROUP**  
 303 Lathrop St., Suite #201 // Santa Monica, CA 90405  
 805.461.9695 // www.pleinair.com

**DESIGN APPROVAL:** [Signature]  
**DATE:** 2019.04.18  
**SCALE:** 1" = 20'-0"





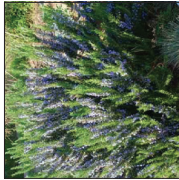
ATTACHMENT D

TREES



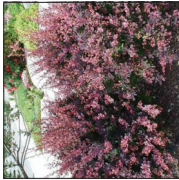
Cal. Sycamore

LARGE SHRUBS



Tuscan Blue Rosemary

LARGE SHRUBS



Rose Glow Barbary

SMALL SHRUBS



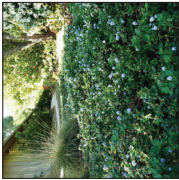
Hidcote Lavender

SMALL SHRUBS



Blonde Ambition Grama Grass

GROUNDCOVER



Anchor Blue Ceanothus



Catawba Grape Myrtle



Ceanothus Concha



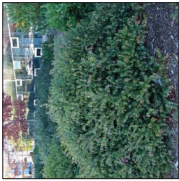
Mound San Bruno Coffeeberry



Foxtail Fern



Chinese Fountain Grass



John Dourley Manzanita



Natchez Grape Myrtle



Deer Grass



Jerusalem Sage



Siskiyou Blue Fescue



Bulbine



Blue Pacific Juniper



Western Redbud



Silver Sheen Pittosporum



Dwarf Yecado Hawthorn



White Lavandin



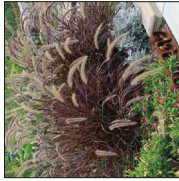
Westringia Grey Box



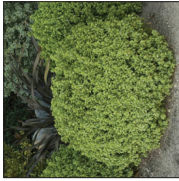
Myoporum



Brisbane Box



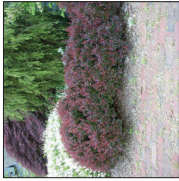
Purple Fountain Grass



Golf Ball Pittosporum



Amazing Red Phormium



Crimson Pygmy Barbary



Blue Chalksticks



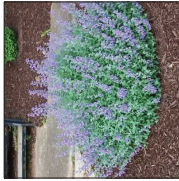
Silk Tree



Westringia Smokey



Callistemon Little John



Walker's Low Carmint



Cassa Blue Dianella



Rock Purslane

KEY SITE 2

CLARK AVENUE/HIGHWAY 1, ORCUTT CA  
SANTA BARBARA COUNTY  
160VP-00000-00007, 161PM-00000-00001, 162UP-00000-00017  
163UP-00000-00018, 164SP-00000-00002

SHEET TITLE  
**PLANT  
IMAGERY - A**

OWNER Capital Pacific Dev. Group  
10 E. Tomson Street  
Santa Barbara, CA 93101  
DATE 11/26/2019  
SHEET NO. 2160

L-1.4

CLARK AVENUE/HIGHWAY 1, ORCUTT CA  
SANTA BARBARA COUNTY  
16DVP-00000-00002, 161PM-00000-00001, 16CUP-00000-00017  
16CUP-00000-00018, 16OSP-00000-00002

# KEY SITE 2

SHEET TITLE  
**PLANT  
IMAGERY - B**

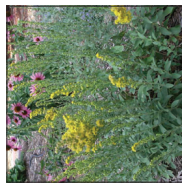
OWNER Capella Pacific Dev. Group  
10 E. Yonkers Street  
Santa Barbara, CA 93101  
P. 805.483.8695  
DATE 2019.06.18  
SHEET NO. 2160

# L-1.5

**LOW  
IMPACT DESIGN  
PLANTING**

**LOW  
IMPACT DESIGN  
PLANTING**

**LOW  
IMPACT DESIGN  
PLANTING**



Cal. Golderod



Blue-eyed Grass



Juncus Patens



Hummingbird Sage



Canyon Prince Wild Rye



Douglas Iris



Cape Rush



Yarrow



Baccharis Pilularis



Cal. Wild Rose



Cal. Field Sedge



Carex Divulsa

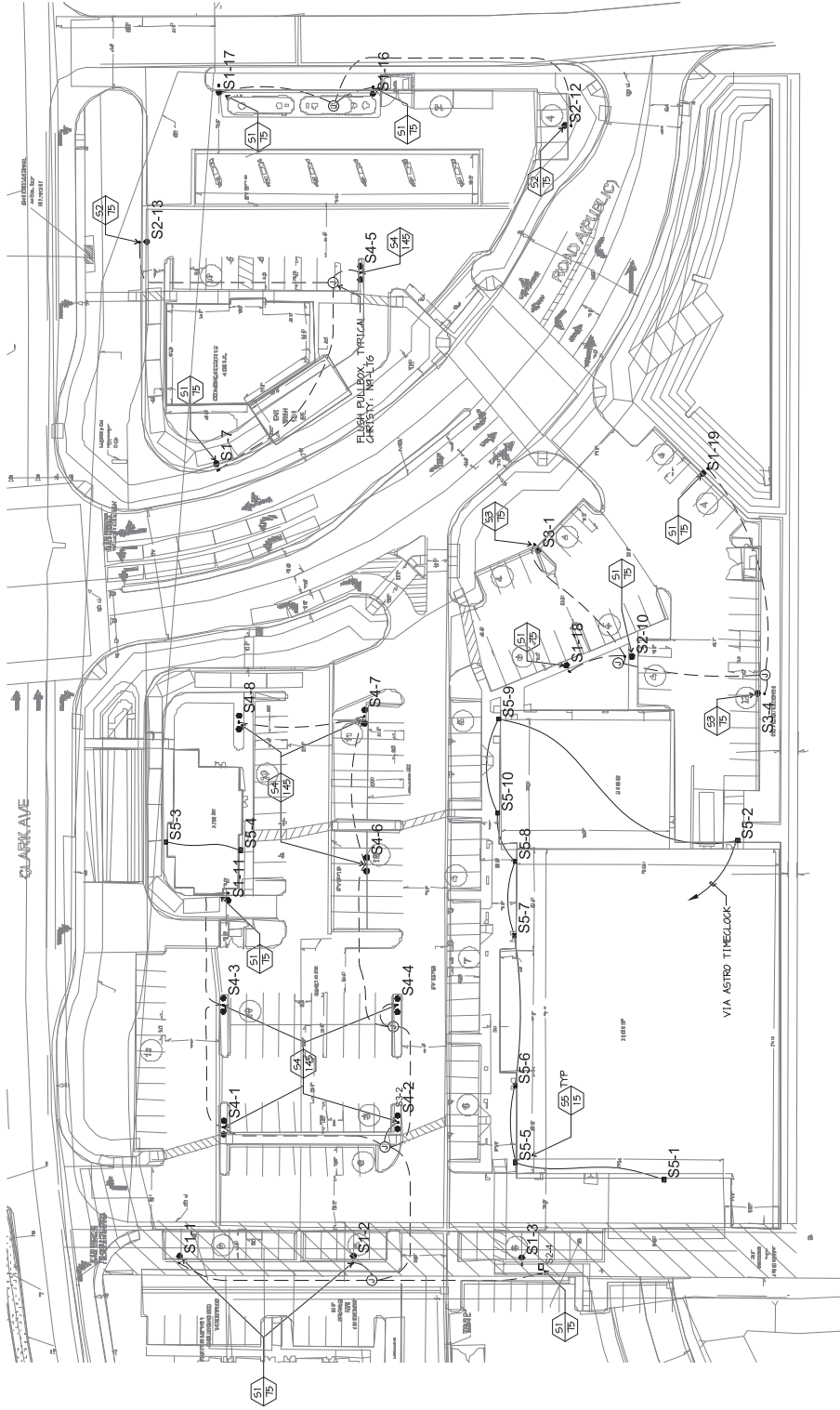


Myoporum





# ATTACHMENT D



SITE LIGHTING PLAN  
SCALE: 1" = 30'-0"

E-2

KEYSITE 2  
 SANTA BARBARA COUNTY  
 CAPITAL PACIFIC DEVELOPMENT GROUP  
 16049-00000-00009, 164PM-00000-00001, 164UP-00000-00017  
 16049-00000-00018, 1605P-00000-00002  
 PROJECT NUMBER  
 10 E. Yonahli Street  
 Santa Barbara, CA 93101  
 Capital Pacific Development Group  
 Orcutt, CA  
 1 (805) 692-4703



Paul Poirier + Associates  
 156 West Alhambra Ave., Suite C Santa Barbara, CA 93105  
 fax (805) 898-9683 telephone (805) 682-8894



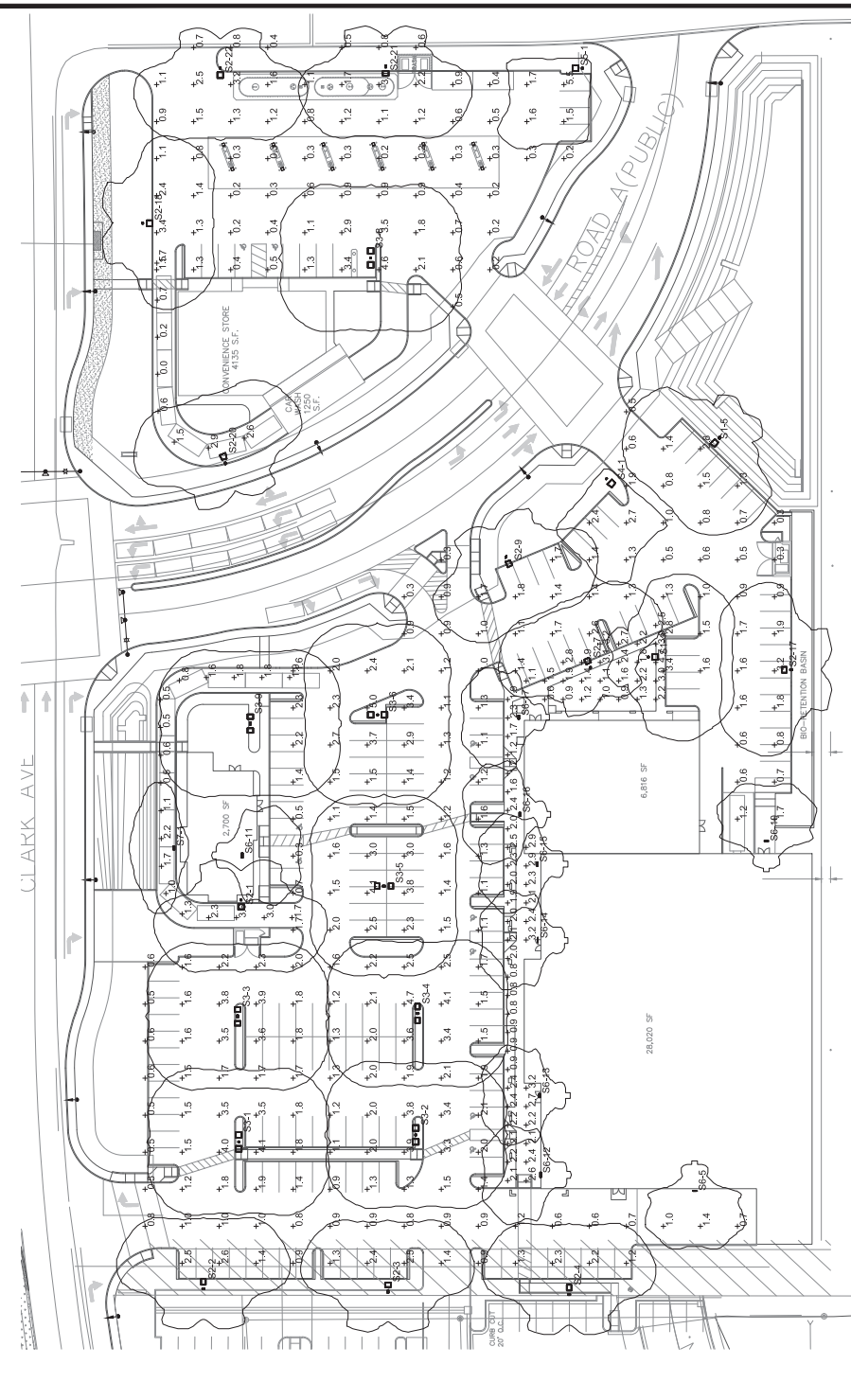
PROJECT CODE: 1446  
 FILENAME:  
 ISSUE DATE:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE:  
 REVISIONS:  
 NO. DATE COMMENTS:

PROJECT CODE: 1456  
 FILENAME:  
 ISSUE DATE:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVALS:  
 DATE:  
 PRINT DATE:  
 REVISIONS:  
 NO. DATE: COMMENTS:

**Paul Poirier + Associates**  
 156 West Almar Ave. • Suite C • Santa Barbara, CA 93105  
 Fax (805) 898-9683  
 telephone (805) 682-8894

**KEYSITE 2**  
 SANTA BARBARA COUNTY  
 Capital Pacific Development Group  
 1649-0000-0000-0009, 167M-0000-0000-0001, 16CUF-0000-0001-0017  
 16CUF-0000-0001-0018, 16SPF-0000-0000-0002  
 16SPF-0000-0000-0002  
 Santa Barbara, CA 93101  
 1 (805) 692-4703

E-3



**SITE PHOTOMETRIC PLAN**  
 SCALE: 1" = 30'-0"



Label	Qty	Manufacturer	Canopy Number	Description	Lamp	Number of Lamps	Height	LF	LF/Fixture	Wattage
S1	1	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	7830	0.26	72	72
S2	11	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	7775	0.26	72	72
S3	8	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	7725	0.26	144	144
S4	1	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	5385	0.26	72	72
S5	1	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	5385	0.26	72	72
S6	9	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	2688	0.26	26.2	26.2
S7	1	Jipruval Lighting	SD04L LED 200' 1000' 40K T8M PARVOLT	SD04L LED 200' 1000' 40K T8M PARVOLT	LED	1	2688	0.26	26.2	26.2

Description	Symbol	Avg	Min	Max	Avg/Min
COMMERCIAL 1 SIDEWALK	+	2.1 fc	0.8 fc	4.2 fc	7.8:1
COMMERCIAL 2 SIDEWALK	+	1.3 fc	0.5 fc	2.6 fc	5.2:1
GAS STATION CAR WASH DRIVE WAY	+	1.2 fc	0.5 fc	2.4 fc	4.8:1
GAS STATION PARKING LOT	+	1.7 fc	0.3 fc	3.4 fc	10.7:1
PARKING LOT	+	1.7 fc	0.3 fc	3.4 fc	10.7:1

ATTACHMENT D







## KEYSITE 2 COMMERCIAL CENTER AT CLARK AVE/ HWY 101

COMPREHENSIVE SIGN PROGRAM

PARCEL NUMBER 129-280-01

ORCUTT, CA 93455

ATTACHMENT D

UPDATED 03/11/19

**PROJECT DIRECTORY:**

**OWNER:**

CAPITAL PACIFIC DEVELOPMENT  
10 E. YANONALI STREET  
SANTA BARBARA, CA 93101  
(805) 692-4703

**ARCHITECT:**

PAUL POIRIER + ASSOCIATES  
156 W. ALAMAR AVE., SUITE C  
SANTA BARBARA, CA 93105  
(805) 682-8894

**TABLE OF CONTENTS:**

- SHEET 1: DIRECTORY
- SHEET 2: SIGN CRITERIA
- SHEET 3: SIGN STYLES AND APPROVALS
- SHEET 4: FABRICATION AND INSTALLATION SPECIFICATIONS
- SHEET 5: MAINTENANCE DETAILS
- SHEET 6: PROHIBITED SIGNS
- SHEET 7: SIGN EXAMPLES / REPRESENTATIVE SIGN TYPES
- SHEET 8: SITE PLAN
- SHEET 9: SIGN LOCATIONS
- SHEET 10: SIGN 1 BUILDING ELEVATION / COMMERCIAL BUILDING GROCERY STORE
- SHEET 11: SIGN 2 BUILDING ELEVATION/ COMMERCIAL BUILDING AUTO PARTS STORE
- SHEET 12: SIGN 3 BUILDING ELEVATION/ GAS STATION
- SHEET 13: SIGN 4 BUILDING ELEVATION/ FAST FOOD RESTAURANT
- SHEET 14: SIGN 5 GAS STATION-TENANT D/F ILLUMINATED MONUMENT SIGN
- SHEET 15: SIGN 6 MULTI-TENANT D/F ILLUMINATED MONUMENT SIGN

**The purpose of this sign program** is to assure coordination and compatibility between all signs at Clark Ave./Hwy 101, Orcutt Gateway in Orcutt, Ca. Tenants will be afforded flexibility with regard to general design, color and logo usage and encouraged to consider specific architectural style of their facade, the overall scale of the proposed sign and critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum height and length, which may differ from the general guidelines proposed. Developer approval is required prior to County approval and issuance of permits.

**CENTER IDENTIFICATION SIGNAGE CRITERIA**

The center identification signage described in this section has been designed to enhance the image of the project as a commercial center. The design of all project signage has been carefully considered in relation to the site architecture and landscaping. Signage is provided for the identification of the center along street frontage, as well as to meet the directional and identification needs of visitors once they enter the site. Allowable sign types are described herein. The Developer may implement any or all of the sign types outlined in accordance with these criteria, including monument and pylon signage as specified.

**WINDOW DISPLAY SIGNAGE:**

Such signage must be placed at least six-inches (6”) from storefront glazing and/or lease line. Exposed neon will not be permitted. The overall main text of the sign shall not exceed 15% of the glass area in a single panel. Some graphics may extend out of the 15% area with the approval of the Developer suite numbers to be identified with 3” tall white vinyl numbers applied to top of door in Futura Medium.

**ADDRESS NUMBERS:**

Address numbers on building to be a minimum of 12” in height of cast acrylic, high density urethane, or aluminum. Foam is not allowed. Numbers are to be painted in a contrasting color from the project color palette. Address to be in a sans serif font style. Address, numbers, size, location and illumination to be determined by local County Fire Inspector.

**SIGN STYLES - MIXED MEDIA (LIMITED)**

Three-dimensional sign letters with fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for storefront. Channel letters can be combined with flat cut out non-illuminated individual letters as a secondary line.

**FRONT LIT/ REVERSE HALO LIT CHANNEL LETTERS:**

3 dimensional letter forms with LED illumination are the project preference (channel letters), all creative signage forms are to be considered to allow for national and franchise branding and established signage criteria to be implemented as long as the proposed sign type is approved by building owner and the county of Santa Barbara. Sign cabinets are not allowed as a stand alone sign type but may be considered for secondary tag line. If a cabinet is proposed it must be opaque background with push thru acrylic letters. Colors to be approved by Developer. See Fabrication section for more details.



## **TYPE STYLES & LOGOS:**

The use of logos and distinctive type styles is encouraged for all Tenant's signs. Sign lettering may be combined with other graphics and elements denoting they type of business. The Tenant may adopt established styles, logos that are architecturally compatible and approved by the Developer. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. Tenant should identify trademark protected type and marks in their sign submission to assist the Developer in the review process. No script will be permitted in the sign unless it is part of an established trademark of the Tenant used in other locations or consistent with a professionally coordinated image package and subject to prior approval by Developer at their discretion. Tenants shall display only their established trade name or their generic product name, or combination thereof.

## **MONUMENT SIGNAGE:**

Tenants will be listed on monument sign at this location. See Monument Drawings for tenant panel specifications.

## **MENU BOARDS FOR DRIVE THRU RESTAURANTS:**

1. Not to exceed two (2) single sided signs
2. Limited to locations adjacent to a vehicle queuing lane at point of service
3. Free-standing menu board max height eight feet (8') from grade at vehicle queue lane
4. Menu board wall signs are not to exceed height of eave of the roof over the wall on which the sign is located
5. Shall not exceed 36 sq ft total combined area of both signs unless a Sign Modification is approved in compliance with Section 35.82.180 (Sign Modification).

## **PYLON SIGNAGE:**

Tenants will be listed on pylon sign at this location for visibility from the HWY. See Pylon Drawings for tenant panel specifications.

## **APPROVAL PROCESS:**

Tenant shall submit for Developer's approval, two (2) sets of complete and fully specified shop drawings. Shop drawings shall include Tenant's entire building facade elevation, showing the proposed sign, in color drawing and scale. Storefront (partial building) elevation showing the location, size, color, construction and installation details to the Tenant's proposed sign. Allow reasonable time for Developer to review and request revision of submission in advance of sign fabrication.

Developer will approve, as noted or disapprove with comments within thirty (30) days. Tenant must respond to Developer's comments and re-submit within fourteen (14) calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved.

Upon receipt of final sign approval, Tenant shall submit three (3) sets of colored drawings of the proposed sign to the County with sign permit application form.

Tenant shall provide the following information to Developer for review:

Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

**FABRICATION:**

The Tenant must insure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

The Tenant's sign contractor is responsible for the following:

Sign must be fabricated of durable appropriate weather resistant materials per the sign criteria.

Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.

Colors, materials, finishes shall exactly match those submitted to and approved by the Developer.

No fasteners, rivets, screws, or other attachment devise shall be visible from any public vantage point.

All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be carefully patched to match adjacent finish.

All fabrication and installation shall comply with Underwriter's Laboratories requirements and specific state and local codes.

All components shall bear the U.L. label indication approval and be manufactured and installed by a U.L. certified shop.

**INSTALLATION:**

The Tenant's sign installer will provide the following:

1. Provide the Developer with an original certificate of insurance naming the Developer as an additional insured for liability coverage in an amount required by Developer.
2. Obtain all required sign permits from the County of Santa Barbara and deliver copies to the Developer before installing the sign(s)
3. Keep a Developer approved set of sign drawings on site when installing the sign
4. Warrant the sign against latent defects in materials and workmanship for a minimum of one (1) year

**MAINTENANCE OF SIGN:**

The Tenant shall employ professional sign fabricators and installers approved by the Developer who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within Orcutt Gateway Sign Criteria.

Only those sign types provided for and specifically approved by the Developer in Tenant's sign submission documents will be allowed. The Developer may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Developer's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Developer with a copy of all sign fabrication and installation permits prior to installation.

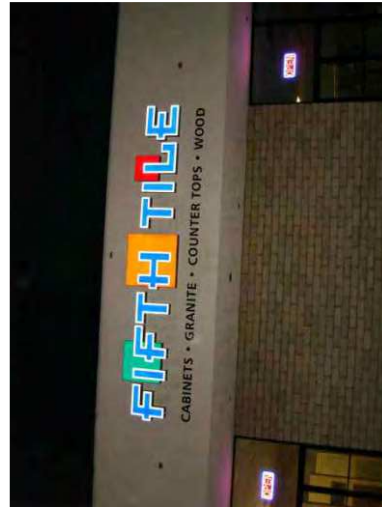
All signs shall be kept in a "like new" condition. Cracked, damaged, faded, or discolored sign faces shall be replaced by Tenant as required by Developer or the applicable government agencies. Upon notice by the Developer, a Tenant will be required to refurbish any signing which does not qualify as an acceptable standard or which has deteriorated unacceptably.

Upon the removal of the sign letters for any reason, the Tenant shall contract for the patching of drill holes, resurfacing the stucco to match facade texture, repainting of the sign area from screed line to screed line to "like new" condition. No security deposit shall be returned to Tenant until the satisfactory completion of this work. If Tenant fails to complete this work within 15 days from the date of expiration or early termination of Lease, Developer shall cause the work to be completed at Tenant's expense.

**THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED**

1. A sign that consists of only an unadorned rectangular cabinet sign with translucent or opaque faces
2. Temporary wall sign, pennants, inflatable displays or sandwich boards, wind-activated and balloon signs, unless with specific prior approval from the County.
3. Window signs or signs blocking doors and fire escapes.
4. Box signs, and exposed neon window signs without written approval
5. Exposed junction boxes, wires, plug-in wires on window signs, transformers, lamps tubing, conduits, raceways or neon crossovers of any type
6. Signs using trim-cap retainers that do not match the color of the letter or logo returns (polished gold or silver trim cap are NOT permitted)
7. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria
8. Paper, cardboard, or styrofoam signs, stickers, or decals hung around or behind storefronts. (except those required by governmental agencies)
9. Exposed fasteners, unless decorative fasteners are essential to the sign design concept
10. Simulated materials such as wood grained plastic laminates or wall coverings
11. Any rotating, laser, flashing, reflecting by solar foil or mirror, revolving, producing glare, blinking, or snipe signs.
12. Signs placed on vehicles or trailers or sign portraying obscene, indecent or immoral matter
12. Any sign located on public property or in the public right-of-way or projecting therein, unless encroachment permit has been obtained, and other provisions permit such a sign.
13. Any sign which interferes with vehicular and/or pedestrian safety.
14. Any sign that is illuminated by reflector, floodlight or spotlight when any portion of such illumination spills off the sign, thereby creating a menace to traffic.
15. Any light bulb string, exposed wire or wire housing, except when utilized in association with a recognized holiday, and is used with 30 days of said holiday
16. Rooftop signs or signs projecting above roof lines or parapets
17. Painted signs
18. Portable and A-frame signs
19. Blade signs

ILLUMINATED WALL SIGN EXAMPLES

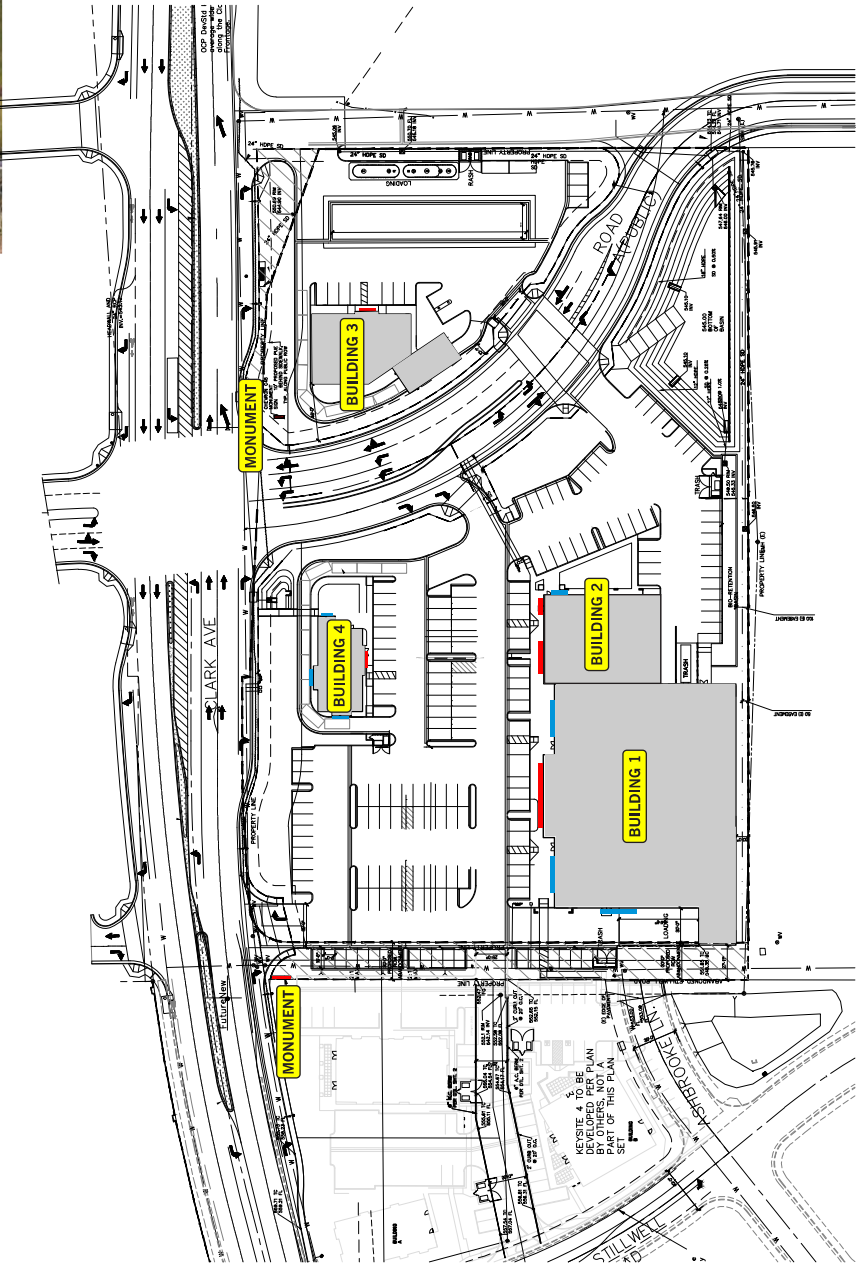


FRONT-LIT CHANNEL LETTERS

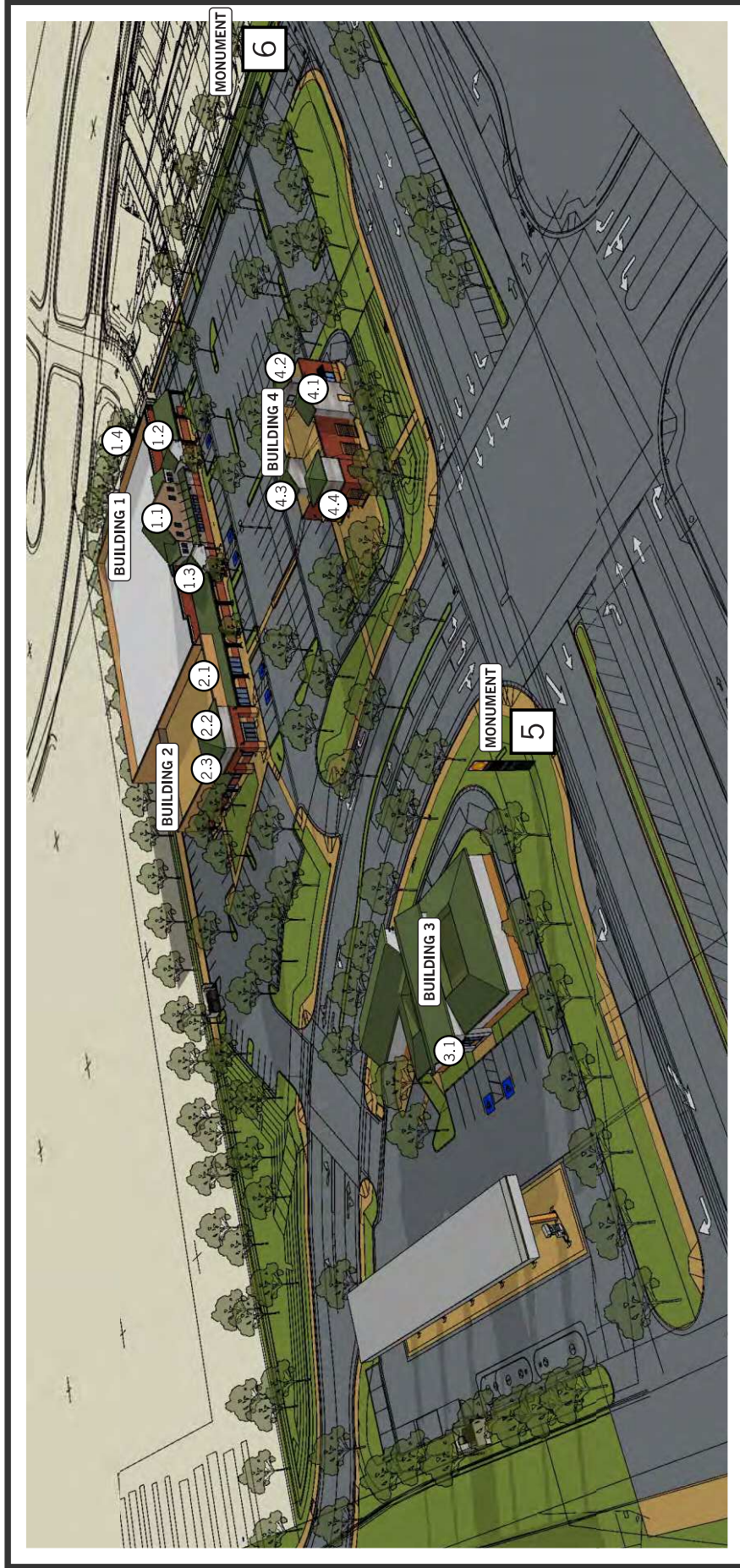
SPECIALTY SIGNAGE WITH CHANNEL LETTERS AND FABRICATED SIGN CAN

REVERSE CHANNEL LETTERS

- PRIMARY TENANT SIGN LOCATION
- SECONDARY TENANT SIGN LOCATION



# SIGN LOCATIONS



ATTACHMENT D

BUILDING TENANT ID SIGN

FRONT LIT OR HALO LIT REVERSE CHANNEL LETTERS  
CUSTOM TYPE FACE AND COLORS  
LOGO USAGE ALLOWED



70% OF ADJACENT SURFACE  
NOT TO EXCEED 110 TOTAL SQ. FT.



NORTH ELEVATION-COMMERCIAL BUILDING 1

1/32" = 1'-0"

70% OF ADJACENT SURFACE  
NOT TO EXCEED 80 TOTAL SQ. FT.



EAST ELEVATION-COMMERCIAL BUILDING 1

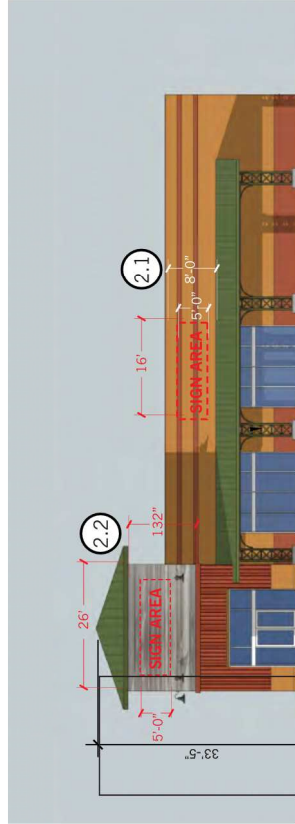
1/32" = 1'-0"



② BUILDING TENANT ID SIGN

FRONT LIT OR HALO LIT REVERSE CHANNEL LETTERS  
CUSTOM TYPE FACE AND COLORS  
LOGO USAGE ALLOWED

70% OF ADJACENT SURFACE  
NOT TO EXCEED 80 TOTAL SQ FT.



NORTH ELEVATION-COMM BUILDING 2  
1/32"=1'-0"

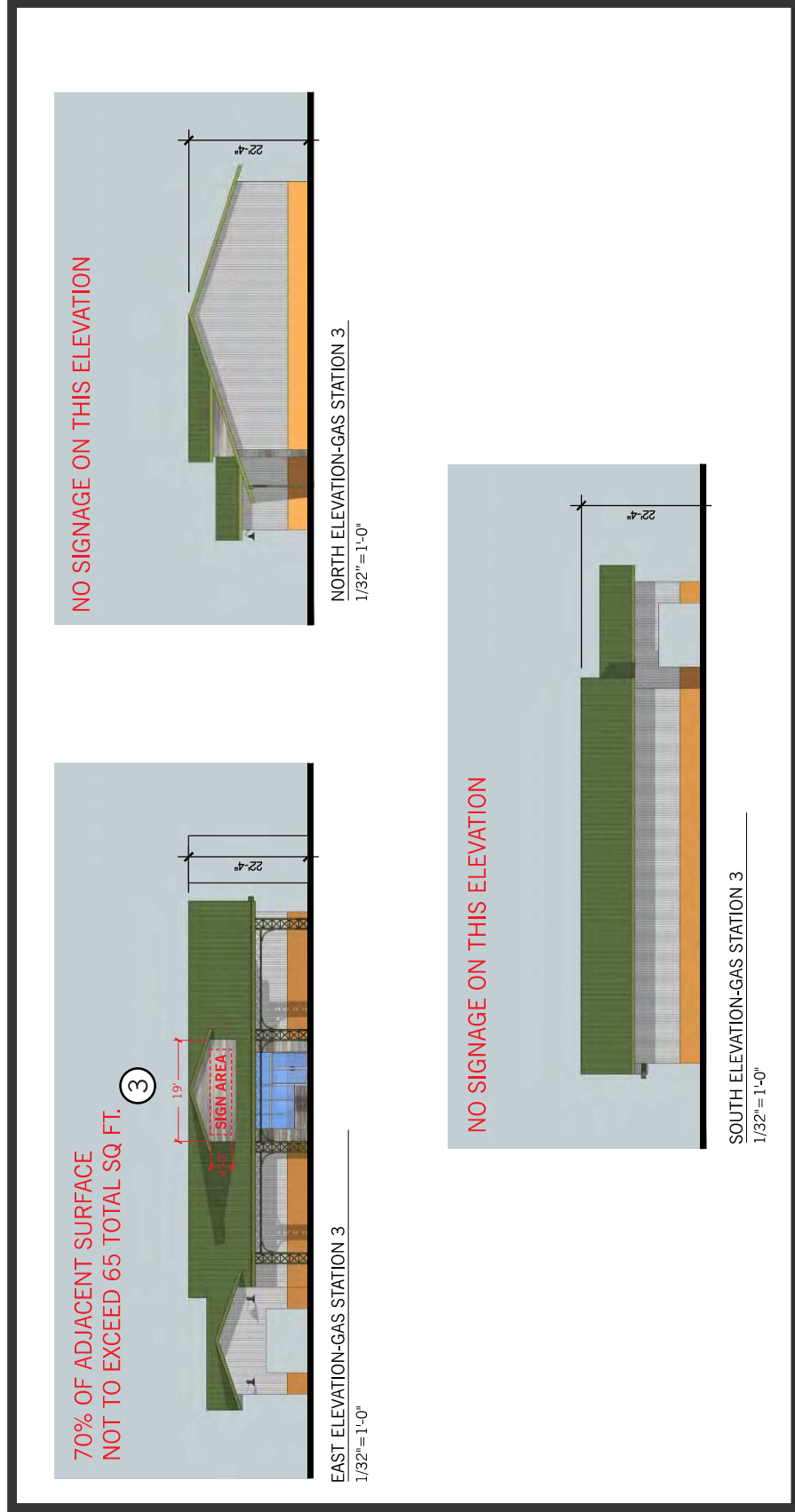
70% OF ADJACENT SURFACE  
NOT TO EXCEED 80 TOTAL SQ FT.



EAST ELEVATION-COMM BUILDING 2  
1/32"=1'-0"

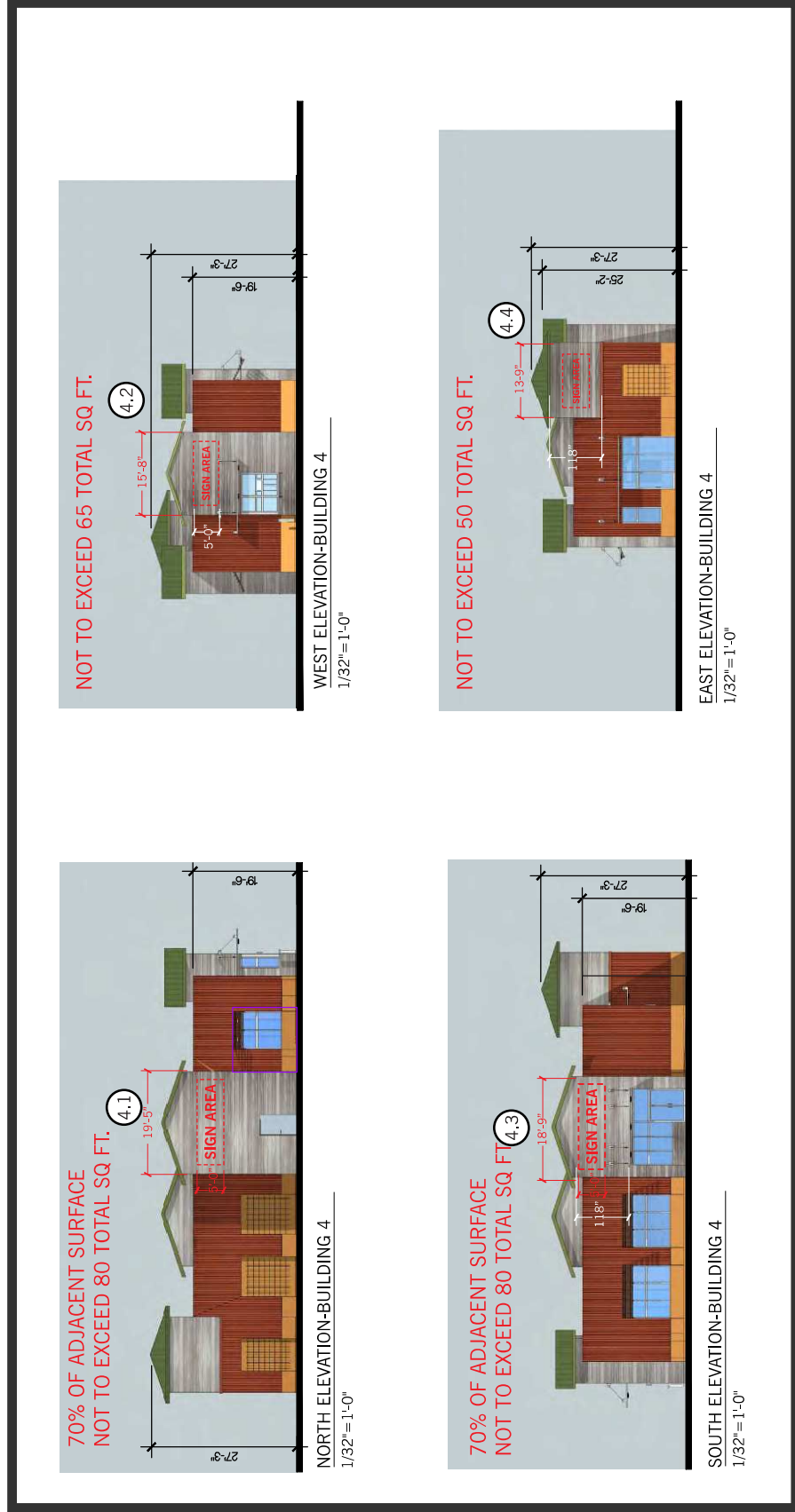
③ BUILDING TENANT ID SIGN

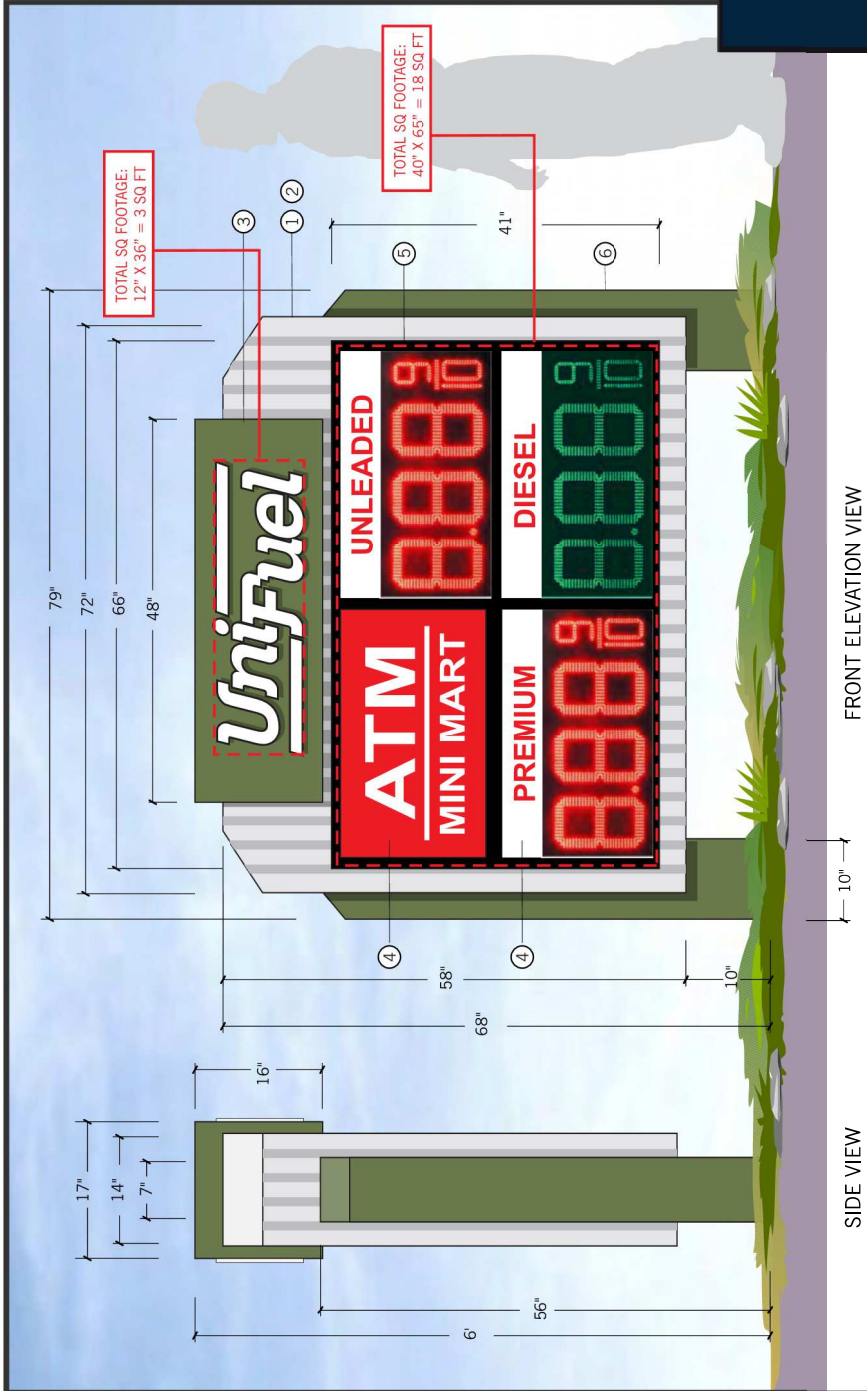
FRONT LIT OR HALO LIT REVERSE CHANNEL LETTERS  
CUSTOM TYPE FACE AND COLORS  
LOGO USAGE ALLOWED



④ BUILDING TENANT ID SIGN

FRONT LIT OR HALO LIT REVERSE CHANNEL LETTERS  
CUSTOM TYPE FACE AND COLORS  
LOGO USAGE ALLOWED



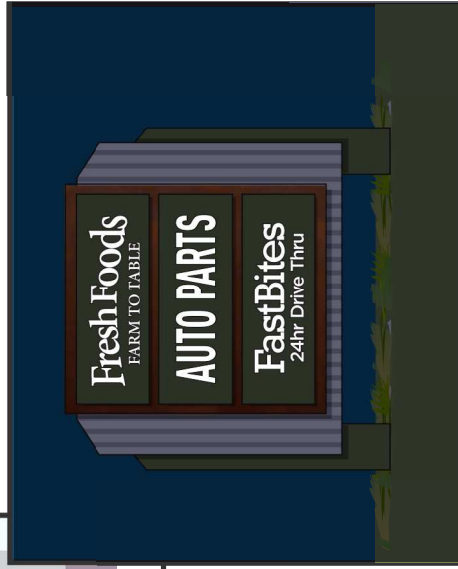
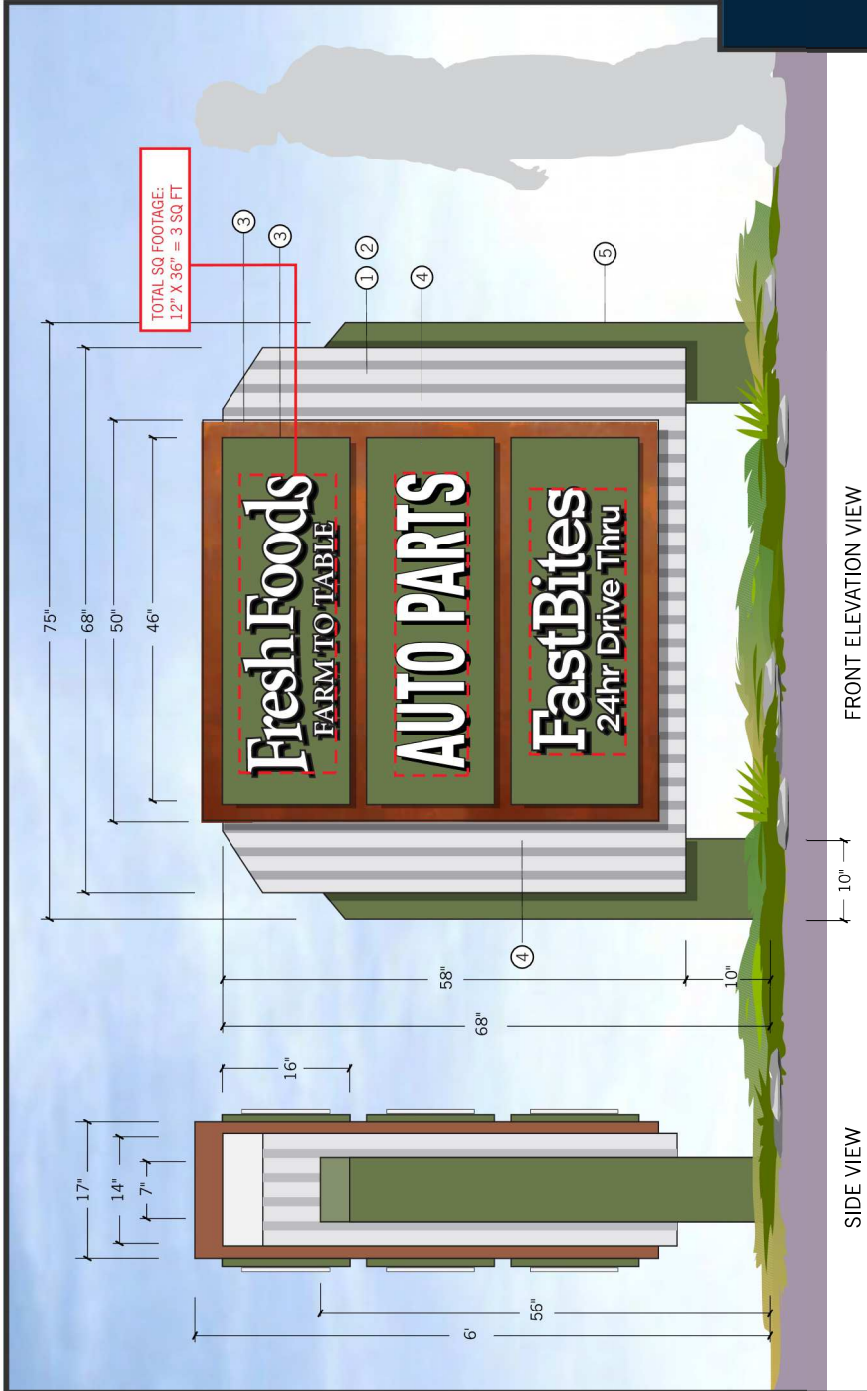


SIMULATED NIGHT VIEW

5 (1) D/F ILLUMINATED MONUMENT ID SIGN-GAS STATION

1/2" = 1'-0"

- ① MINI MONUMENT FABRICATION MATERIALS TO BE DETERMINED BY CONTRACTED SIGN MANUFACTURER.
- ② DECORATIVE CORRUGATED BACKGROUND, NATURAL UNPAINTED.
- ③ SIGN CABINET WITH REMOVABLE FACE, ROUTED FACE PAINTED SMOOTH "COOL LEAF GREEN" DURATECH 5000. .5" THICK CAST ACRYLIC PUSH-THRU LETTERS WITH WHITE TRANSLUCENT VINYL ON FACES. INTERNALLY ILLUMINATED WITH BRIGHT WHITE LED MODULES.
- ④ SIGN CABINET WITH REMOVABLE FACE, 3/16" WHITE ACRYLIC WITH TRANSLUCENT VINYL GRAPHICS. INTERNALS ILLUMINATED WITH BRIGHT WHITE LED MODULES.
- ⑤ ELECTRONIC GAS PRICE DISPLAY.
- ⑥ DECORATIVE SIGN POST, PAINTED SMOOTH "COOL LEAF GREEN" DURATECH 5000.



SIMULATED NIGHT VIEW

**6** (1) D/F ILLUMINATED MONUMENT MULTI TENANT ID SIGN  
1/2" = 1'-0"

- ① MINI MONUMENT FABRICATION MATERIALS TO BE DETERMINED BY CONTRACTED SIGN MANUFACTURER.
- ② DECORATIVE CORRUGATED BACKGROUND, NATURAL UNPAINTED.
- ③ DECORATIVE BACKGROUND PANEL, PAINTED CORTEN STEEL FAUX FINISH.
- ④ SIGN CABINET WITH REMOVABLE FACE, ROUTED FACE PAINTED SMOOTH "COOL LEAF GREEN" DURATECH 5000. .5" THICK CAST ACRYLIC PUSH-THRU LETTERS WITH WHITE TRANSLUCENT VINYL ON FACES. INTERNALLY ILLUMINATED WITH BRIGHT WHITE LED MODULES.
- ⑤ DECORATIVE SIGN POST, PAINTED SMOOTH "COOL LEAF GREEN" DURATECH 5000.

Attachment 4

Orcutt Community Plan Environmental Impact Report (95-EIR-01)

<https://cosantabarbara.app.box.com/s/r2fr8dq9fgxa7shv8xykxfym5p1mas90>

# Notice of Determination

**To:**  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 121  
Sacramento, CA 95814-3044

**From:** Local Agency Formation Commission  
105 East Anapamu Street, Room 407  
Santa Barbara CA 93101  
805/568-3391

**X** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Portion of Key Site 2, TM 14,824 Reorganization, LAFCO File No: 22-08

N/A	County of Santa Barbara	805-568-3391
State Clearinghouse Number	Lead Agency	Phone Number

**Project Location:** The project is located on Oak Hill Drive in Vandenberg Village. The site is identified as APN 097-371-010, Vandenberg Village area of Lompoc, Santa Barbara County.

**Project Description:** Tract Map 14,824 Orcutt Gateway Retail Commercial Center Reorganization involving annexations to County Service area No. 5 (parks and open space maintenance) and North County Lighting District (street lighting services).

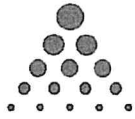
This is to advise that the Santa Barbara Local Agency Formation Commission acting as responsible agency has approved the above-described project on March 2, 2023 and has made the following determinations regarding the above-described project:

1. The project **will not** have a significant effect on the environment.
2. An Addendum to an Environmental Impact Report **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were made** a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.
7. The project **did not** require discretionary approval from a state agency.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

105 E. Anapamu St.-Rm 407, Santa Barbara, CA 93101

	LAFCO Executive Officer	3-2-23
Signature (Mike Prater)	Title	Date



**Golden State**  
Water Company

A Subsidiary of American States Water Company

October 19, 2021

Update from April 5, 2019

MOJO KS2, LLC  
c/o: Robert Kunkleman  
PO Box 1188  
San Luis Obispo, CA 93406

**RE: PRELIMINARY CAN AND WILL SERVE LETTER**  
**Key Site No. 2, Orcutt Gateway Retail Center**  
**5.8-acres APN 129-280-001**

This letter is to inform you that Golden State Water Company (GSWC) can and will provide water service for domestic use and fire suppression to the new four-lot commercial development consisting of 42,291 sq. ft. of commercial buildings known as Key Site No. 2, APN 129-280-001, located on the south side of Clark Avenue, between Stillwell Road & U.S. Highway 101 in GSWC's Orcutt system (Project), subject to the requirements listed below. As a general matter, GSWC's ability to extend water service is done pursuant to the California Public Utilities Commission (CPUC), Main Extension Rules and Regulations applicable to GSWC.

**A. Water Supplies**

Applicants requesting a new service connection, a new water meter or an increase in the size of their existing service connection and/or exiting water meter resulting in increased demand within the Santa Maria Customer Service Area, as defined on the Service Area Maps, must provide a source of supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in *Santa Maria Valley Water Conservation District v City of Santa Maria, et al.* (and related actions), Lead Case No. CV 770214, Superior Court of the State California, County of Santa Clara, in January 2008, and Commission Decision No. 13-05-011. Where and when available, applicants may remit payment to a third party public agency a water resource demand offset fee in lieu of providing a source of supplemental water, provided such fee fully offsets the cost of, and results in the dedication to GSWC, a source of supplemental water sufficient to meet the water demands of the service requested. **The supplemental water requirement for this Project is 6.66 AFY.**

The County of Santa Barbara's land use approval requirements are separate and distinct from the CPUC regulations governing GSWC's operations. In particular, the County will grant development approval in the Orcutt area only in compliance with the Water Policy elements of the Amended Orcutt Community Plan, specifically WAT-0-2 and WAT-0-5. As currently interpreted, these policies require the water



**PRELIMINARY CAN AND WILL SERVE LETTER**  
**Key Site No. 2, Clark Avenue Business Development**  
**Page 3 of 3**

and contributed to GSWC without refund unless otherwise noted in written agreements.

This can and will serve commitment expires one year from the date of the letter. If construction of the water system improvements has not started within one year, a time extension may be requested. Such time extension will be subject to any governmental requirements in place at the time of the request.

Sincerely,



Digitally signed by Joshua  
P. Alvidrez  
Date: 2021.10.19  
12:45:55 -07'00'

Joshua P. Alvidrez  
Operations Engineer  
Costal District

cc: Mark Zimmer, GSWC  
Mike Babb, GSWC  
Heather Cole, GSWC  
Michelle Ruiz, City of Santa Maria

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT

SCOTT McGOLPIN, P.E.  
DIRECTOR



123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-3000

620 West Foster Road  
Santa Maria, CA 93455  
(805) 803-8750

November 17, 2022

Mike Prater, Executive Officer  
LAFCO of Santa Barbara County  
105 East Anapamu Street  
Santa Barbara, CA 93101

Re: Reportback for Proposed Annexation to CSA 5 and SBNCLD

Dear Mike,

Thank you for the request for reportback dated October 28, 2022 for annexation of APN 129-280-001 (part of OCP Key Site 2) to County Service Area 5 and Santa Barbara North County Lighting District. It is noted that this reorganization request has been submitted by petition as opposed to by resolution of application. For this reason, we are submitted comment to the reportback instead of actually submitting the application. Upon review, the County of Santa Barbara Public Works Department has the following comments:

1. Petition 3 should have listed the specific organizations for which reorganization is proposed (CSA 5 and SBNCLD). CSA 5 is managed by the Community Services Department for park and open space services and the SBNCLD is managed by the Public Works Department for streetlighting services.
2. Item 1 of the Proposal Questionnaire indicates annexation of Key Site 2. The description should be for PM 14,xxx or APN 129-280-001, a portion of Key Site 2. APNs 129-280-003 and -004 are also in Key Site 2. Because these are undeveloped, they would be annexed upon a request for development approval.
3. Item 14 of the Proposal Questionnaire should indicate that the services sought are park and open space services, and public streetlighting services. These services would be provided upon development approval. The development will be installing all public infrastructure required to provide these services. Revenue to pay for the operational costs associated with these services will be generated from property taxes and/or benefit assessments collected on the tax roll for the parcels to be created by the parcel map.
4. Annexation to the SBNCLD requires the formation of a streetlighting benefit assessment zone specific to APN 129-280-001 and its parcels to be created by parcel map. In order to create the benefit zone, two resolutions are necessary. The first is the adoption of a resolution to initiate formation of the zone and the second is a resolution to create the

AA/EEO Employer

Walter Rubalcava, P.E. - Deputy Director  
Julie Hagen, C.P.A. - Deputy Director

Chris Sneddon, P.E., G.E. - Deputy Director  
[www.countyofsb.org/pwd](http://www.countyofsb.org/pwd)

Leslie Wells - Deputy Director  
Aleksander Jevremovic, P.L.S. - Deputy Director

ATTACHMENT E

zone. The resolution to create the benefit zone and establish the zone's benefit assessment is subject to a vote of the affected property owner(s). A majority protest is necessary to reject the benefit assessment. An engineer's report is required that describes the operating costs and revenues required to fund the proposed project specific public streetlighting improvements as well as a rate for each parcel proposed by the parcel map. The benefit zone assessment, or portion thereof, would be assessed in the event insufficient property tax revenues are generated to fund the operating costs. Public notices are required pursuant to Government Code Section 25217(d).

5. It is understood that the TRA for the property will change from 080006 to 080041 to include CSA 5 and the SBNCLD as taxing authorities. This is expected to generate \$6.56/\$100,000 of assessed value for CSA 5 and \$8.70/\$100,000 of assessed value for SBNCLD.

Thank you for the opportunity to comment on the proposed territorial changes to CSA 5 and the SBNCLD.

Sincerely,



Martin Wilder, P.E. – Utilities Manager  
Public Works Department

Copy: Chris Sneddon – Transportation Division Deputy Director  
Gary Smart – Transportation Division Traffic Section Manager  
Will Robertson – Transportation Division Traffic Section Development Review Coordinator  
Aleks Jevremovic, County Surveyor  
Jeff Lindgren – Community Services Department/Parks Division Manager  
File: Streetlighting LAFCO Key Site 2 APN 129-280-001

October 3, 2022

Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara, CA 93101

Subject: Key Site 2 – APN: 129-280-001

RECEIVED  
2022 OCT -5 A 11:19  
COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Santa Barbara County Board of Supervisors on November 19, 2019.
2. Completed LAFCO Proposal Questionnaire
3. Map and legal description of the proposed district
4. Assessor Parcel Map showing proposal area outlined in red ink.
5. Certified EIR or Negative Declaration and Notice of Determination or a Notice of Exemption
6. Processing fee payable to "Santa Barbara LAFCO" for \$5,000.00 for annexation fee plus \$1,000.00 for Environmental Fee for a total of \$6,000.00
7. Fee payable to the County of Santa Barbara Surveyor for \$1,000.00

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,



Robert D. Kunkleman

LAFCO 23-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING TRACT MAP  
14,824 REORGANIZATION INVOLVING ANNEXATIONS TO COUNTY SERVICE  
AREA 5 AND NORTH COUNTY LIGHTING DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, on April 4, 2023, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 22-08. The application proposes two separate annexations of the property known as portion of Key Site 2 Tract Map 14,824 to County Service Area No. 5 and North County Lighting District; and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The Commission has considered EIR #95-EIR-01 as prepared and certified by the County of Santa Barbara, including the Addendum, and directs staff to file a Notice of Determination pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15096(i);
- (2) The proposal is found to be within the County Service Area No. 5 and North County Lighting District's spheres of influence;
- (3) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara

County;

- (4) The subject proposal is assigned the distinctive short-form designation:  
Portion of Key Site 2, TM 14,824;
- (5) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the County Service Area No. 5 and North County Lighting District;
- (6) Said territory is found to be uninhabited;
- (7) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (8) All affected landowners have given written consent to the annexations and the annexing agencies have consented to waive conducting authority proceedings.
- (9) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (10) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this Resolution.
- (11) The approval of annexation of the property to the North County Lighting District is conditioned on the District creating zone of benefit and establishing a benefit assessment area subject to the successful vote of the affected property owners to pay for street lighting services within 2 years of approval of this Resolution. The Commission may extend this date for good cause upon request by the District. The annexation shall be a nullity if the District fails to comply with this condition.
- (12) The reorganization shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 4<sup>th</sup> day of May, 2023 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_  
Joan Hartmann, Chair

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Natasha Carbajal, Analysis/Clerk  
Santa Barbara County  
Local Agency Formation Commission